

West Park Hills Homeowners' Association

*Monthly Board Meeting –April 1, 2025
Community of the Cross Lutheran Church
10701 Bloomington Ferry Road*

Board Members Present:

Rod Wooten, President; Brent Regan, Vice President; Lisa Feldner, Landscape and Grounds; Carol Pavlik, Treasurer; Tim Hinz, Maintenance (virtual) and Wayne Evavold, Member-at- Large.

Board Members Absent: Carol Pelzel, Secretary

Call to Order

The meeting was called to order at 6:00 PM by President Wooten.

Homeowners' Input

A homeowner expressed concern for an odor outside her unit. It is not a constant odor and she does not know where it is coming from. She said it smells like skunk. Evavold pointed out people say that marijuana smells like skunk. Regan said some times when a unit sets vacant the water in the traps may cause an odor. The homeowner said it does not smell like sewer. Wooten said it could be sewer gas or from smoking. Not sure we as an Association can do anything about this and if it is marijuana, it is a legal substance. The homeowner said she probably doesn't need to be concerned because it doesn't appear there is anything wrong with the furnace, etc. Hinz said he will meet with the homeowner to look at this further.

Approval/Amendment of Meeting Minutes

Evavold said he has a concern the entire Board review the bylaws in general. He stated they have also shelved several items until the budget meeting and he wants to make sure these items do not get lost in the process. He would like a list of those items they have put off. One of his concerns is putting a cap on the amount Board members receive. Since they continue adding items, he is concerned they may have to have a couple meetings to discuss the budget. The minutes state the Association has had the ability to accumulate reserves in the past. Evavold said when he read that it made him feel we are accumulating and in the last two years they are down in values. The Board has twice voted not to increase monthly dues which has lost the Association \$30,000 in growth.

Regan said they are talking about approving the minutes and this is a separate issue. Evavold said they are saying the Association is doing well financially and he is debating this and feels they are on the wrong path. Feldner said the intent of that statement is that the Association is doing okay. Evavold said they are not saving. Feldner said if they came across a financial crisis, they would have sufficient funds and they would not have to charge an assessment. Regan said they are looking for approval of the minutes and if Evavold wants to debate this it should be placed on the agenda. Evavold said if they could add that on to the agenda today that would be great.

Motion was made by Feldner, seconded by Hinz, to approve the March 4 meeting minutes as presented. The motion carried 5-0-1 with Evavold abstaining because of absence from that meeting.

Reports

President – Rod Wooten

Nothing to report at this time.

Vice-President – Brent Regan

Regan reported while North Star was removing a tree stump, they severed a cable for a homeowner's internet. Fortunately, it was repaired in a timely manner. Whoever marked the cables was not very accurate. Feldner explained North Star contacts Gopher One to come out and mark the area. Unfortunately, if a cable is cut North Star cannot contact the provider for repair. The account holder has to contact the provider. Evavold suggested North Star contact Gopher One and let them know they have had problems in markings in the past and to ask them to be more careful and precise. Feldner said she would send a note to North Star and suggest they contact Gopher One and ask them to be more careful and precise in marking cables.

Secretary – Carol Pelzel.

Wooten presented Pelzel's report stating she has met with Jessica VanSickle and they updated the Association's website. She also sent out a draft of the newsletter and asked Board members to provide her with additional information.

Wooten said he would be writing an article regarding dogs running loose in the Association and that homeowners pick up after their dogs. Following lengthy discussion regarding dogs being unleashed, it was suggested if a homeowner sees a dog running loose, they contact the City's animal control. Wooten explained there is one dog in particular that runs loose in the Association and Animal Control has been called. Unfortunately, when they have been out here the dog is not out. This is more than a nuisance. This dog is large enough to knock people over. He stated the Association can fine the homeowner but it would be more effective if the City approaches the homeowner and fines them. Feldner suggested a letter be sent to the homeowner indicating they are in violation of the Association's bylaws and they can be fined. Wooten will be contacting the City's animal control about this issue.

Treasurer – Carol Pavlik

Pavlik presented the Treasurer's report ending March. Delinquencies are down and are at \$9,600. The Association's position at the end of March is \$825,970. Pavlik explained they have a \$50,000 CD with Wings which matures on April 4 and they need to decide what they are going to do with it. Evavold has done some work on laddering the CD's and recommended they place those funds with Edward Jones for six months at an interest rate of 4.15 percent. Evavold said his reason for recommending a six-month CD is because they have several that are due in July and others in December and October there is somewhat of a gap. This will close out their summer in case additional funds are needed for certain projects.

Motion was made by Hinz, seconded by Wooten and all members voting present aye to place the \$50,000 CD with Wings maturing on April 4 with Edward Jones as a six-month CD at an interest rate of 4.15 percent. The motion carried, 6-0.

Evavold said in June they should look at what their needs are when they determine the length of investment of the CD's coming due in July. Pavlik explained they will be looking at the cost of seal coating the driveways and for an estimate on asphalt. Evavold said the driveways do not look great but he would like to see this put off for another year. Pavlik explained according to the contractor they have two to three years left before having to redo the driveways and they are just looking for estimates at this time. Right now, the driveways only need to be seal coated. Pavlik said other major items they need reserve replacement funds for are roofs and siding.

Landscape and Grounds – Lisa Feldner

Feldner said she had received quotes from Aspen, Suburban and Republic for trash and recycling. The prices are very comparable across the board. Feldner explained when she renegotiated the contract with Republic she signed the contract on May 1, however, Republic dated it March with the pricing going back to March. Unfortunately, she did not catch this. As a result of this, in order to get out of their contract with Republic, they could be charged up to six months of the monthly fee. Feldner said she needs to make sure Republic's quote is accurate because what they are quoting is less than what they are paying now. Feldner said she has several questions for Republic but her recommendation at this time is to stay with Republic since there is not a big difference in the costs.

Motion was made by Regan, seconded by Wooten, to remain with Republic for trash removal with the condition of clarification on the contract timeframe and contract length. Feldner said she would also work with Republic to get confirmation of the cost. The motion carried, 6-0.

Feldner said she has received a proposal from TPC landscape for snow removal, mowing, etc. She reviewed what TPC does differently than Miller. They seem to charge for any variables, such as, any snow event totaling 11 inches or more they are charged more. Wooten said it appears they are piecemealing which Miller does not do. Feldner said she feels this information helps them decide if Miller is a good option. Evavold said he has the same concerns with the TPC proposal, all of the variable charges.

Evavold said Miller does a good job but is not perfect. Feldner said they do make mistakes but they always try to correct those mistakes. Wooten said he likes the fact that we can work with them when there is an issue. They are accessible, on-time and professional.

Motion was made by Hinz, seconded by Wooten, to renew the snow removal and lawn maintenance contract with Miller. All members present voted aye and the motion carried, 6-0.

Feldner said she would work with Miller in getting a contract and once she has that she will forward to Wooten for his review. Evavold said the only problem he has with Miller is the work they do in reseeding certain areas. Feldner said she is not sure any other contractor would do a better job and it does take the help of the residents to be sure those spots are properly watered. Evavold said he would like Miller to be made aware that they are not happy with this one area of work and suggest they work on improving reseeding.

Property Maintenance & Grounds – Tim Hinz

Hinz said he has nothing major to report. He has received a few work orders and some inquiries about decks and windows which he has addressed. With regard to the roofs, Weber is waiting for State Farm to come out and reinspect the roofs and once that is completed, they will go from there. Evavold asked what a reinspection would do since the insurance company has denied the claim. Hinz responded Weber has a State certified inspector who has given his report on the condition of some of the roofs and they need to come out and reinspect those roofs. Hinz said he will have Weber come to the May meeting for an update.

At-Large – Wayne Evavold

Evavold questioned if half of the roofs are replaced and eventually, they will have to replace the other half who pays for those repairs. Pavlik explained they have money in reserves for roofs and that money will be used. They do not replace all of the roofs at one time but do them in phases using the reserves, therefore, not having to have an assessment.

Old Business – Continue to Discuss Newsletter Information

New Business – Budget Discussion Items

One of the items that will need to be discussed at the budget meeting is a reimbursement cap of certain Board positions. They will also need to review projects needed to be done in 2026.

Regan asked what the status was of the filing of the beneficial ownership information to the Financial Crimes Enforcement Network. Wooten explained this item has been put on hold. The Association's attorney will let us know when it needs to be filed.

Feldner explained she read the City is considering requiring homeowners to snowplow their sidewalks. There have been surveys taken and informational meetings. Feldner said she would try to reach out to our District's Councilmember to see where they are at with this and try to gather other information regarding this proposal. If it is approved, there may be an impact to the Association's budget.

Adjournment

Motion was made by Wooten, seconded by Regan, to adjourn the meeting. The motion carried, 6-0 (Hinz had left the meeting). Motion carried, 5-0.

Respectfully Submitted By
Carol Pelzel, Secretary