

West Park Hills Homeowners' Association

Monthly Board Meeting – June 2, 2026
Community of the Cross Lutheran Church

. Call to Order

- Present: Rod Wooten, Carol Pavlik, Lisa Feldner, Wayne Evavold, Roxanne Luick
- Absent: Brent Regan, Carol Pelzel

2. Homeowner Input

- Don Johnson, Judy Kaderlik, Tomas (husband and wife at 10434 Decatur Ave S)
- Judy Kaderlik – Limiting HOA fees legislation?
 - Rod – Limit HOA fees and provide guidelines in relationship to what HOAs can assign fees for. Rod said he doesn't believe we are in violation of any guidelines currently or moving forward. Cap HOA fines at \$100, special assessments (5% of amount due). Rod will verify in relation to how it affects West Park Hills HOA.
 - Homeowner – Tree trimmed, evergreen trimmed to put flowers around the bottom. Homeowner to complete a request form.

3. Approve May Minutes

- Lisa to look at May meeting minutes for correct date, email Pelzel with date update
- Rod motioned, Wayne seconded to approve and will amend with updated date later

4. Director Reports

Rod – President

- Final inspection of all 39 roofs - 6/10/26
- Several recent sales by homeowners (not rentals)
- Invest in the homeowner bankruptcy – discuss again next month in July

Brent – Property Maintenance and Infrastructure

- Sent his response via email
- Maintenance Contracting

Carol – Secretary

- Absent

Carol – Treasurer

- Budget

- Delinquency - \$13,414, down a little from last month. Two at attorney (bankruptcy and lien). Several late payments by many months. Will be assessed late fees.
- Money is coming in but not spending much yet, work will come in later this summer.
- 2 CDs matured in April – 1 for \$53K voted to move to a 1-year CD. \$74K moved to a 6-month CD. Mature in 10/2026 and 5/2027. Next CD matures in July, will discuss during July meeting. Wayne – we may want to split that one since it's a bigger amount.
- Rod – During July meeting, provide tentative budgets for 2027, finalize in August, put together packets during September meeting.
- Rod – Insurance – Talked to insurance carrier. Could be a 25-30% increase, not definitive.

Lisa - Landscape and Grounds

- Miller Maintenance completed winter repair on Monday, 6/1. Homeowners were notified via email on 5/31. Rod reported he thought they did a good job.
- Northstar Tree Care started stump removals on Tuesday, 6/2
- Lisa completed the property walkthrough to assess summer project needs; will begin working on a comprehensive plan working within the L&G budget. Several requests for upgrading rock beds and planting new trees have come in and will be considered, and homeowners notified of outcome.
- Wayne – Miller seeding – sparse on the seed. Purchase 2-3 bags of seed to hand out for homeowners to use? Lisa –the process will be hard to manage.

Roxanne – Organizational Infrastructure Framework – Update

- No update

Wayne – Vision of Priorities Update

- Continue with outline of HOA priorities, majority vote said it was a good idea for appearance

5. New Business – New Home Owners

- Rod – advocating for home sales to be homeowners, not rental units
- Rod – August meeting will be Wednesday, 8/5 (after NNO on 8/4)
- National Night Out – discuss during July meeting

6. Adjourn

- Wayne moves to adjourn, Roxanne 2nd it.