

West Park Hills Homeowners' Association

Monthly Board Meeting

July 7, 2026

Community of the Cross Lutheran Church

10701 Bloomington Ferry Road

Board Members Present:

Rod Wooten, President; Brent Regan, Maintenance; Lisa Feldner, Landscape and Grounds; Carol Pavlik, Treasurer; Carol Pelzel, Secretary; Wayne Evavold, Roxanne Luick, Members-at- Large

Board Members Absent: No one

Call to Order

President Wooten called the meeting to order at 6:00 PM.

Homeowners' Input

A homeowner suggested homeowners place their house numbers on their garbage containers. This would make it easier to identify the containers if they are somehow removed from the area as a result of wind, etc.

Approval/Amendment of Meeting Minutes – April 7, 2026

Motion was made by Wooten, seconded by Luick, to approve the June 2 meeting minutes as published. The motion carried, 4-0-2 with Pelzel and Regan abstaining because of absence from that meeting.

Reports

Maintenance – Brent Regan

Regan introduced Josh Baynes and James from Lions Share Maintenance. Regan explained he will be contracting with this company for maintenance issues throughout the Association. They are scheduled to repair some fascia and painting of some garage doors. This company does guarantee their work, labor and product. Wooten said it is important that the Association receives a signed copy of the Scope of Services Agreement prior to their beginning work.

Baynes presented an overview of their company explaining they like to be a full-service company including hail damage claims and other maintenance issues. They are licensed, bonded and insured.

In response to a question from Evavold as to how it was determined what they would be working on. Regan responded they walked around the entire Association to see what needed to be done. It is his plan to develop a maintenance program schedule dividing the townhomes into pods similar as to what they did for the roof replacement.

Baynes said after walking the Association, he would recommend they replace the existing railings with aluminum railings. Lions will prepare a quote for replacement. Regan said if they do decide to go with the new railings they would be replaced on a worst-case basis. The aluminum railings would be easier to maintain and replace.

Wooten said it will be nice to have a contractor they can refer to homeowners who have their own work that needs to be done. Someone they have trusted value in.

Regan reported when Lions came in, they recommended not laying the new garage aprons over the ground where there had been tree stumps. James explained laying cement over the area where there was tree stumps may result in the cement sinking. He said this is something they will need to look at more closely and may

involve extensive work to remedy the situation. Regan pointed out the majority of the new aprons are done. They will have to look at pricing of an alternate method to determine if they can complete this project this year.

Feldner asked if the removal of the roots of the trees will continue to be done by Northstar Tree Care. Baynes said they would continue to use Northstar for the removal of the tree roots.

No formal action was necessary for hiring Lions Share Maintenance. Wooten again said it is important they receive a signed copy of the Scope of Services.

Regan reported his proposed 2027 budget will remain the same as his 2026 budget totaling \$87,968.

President – Rod Wooten

Wooten said he would like to see a document signed by all homeowners allowing the Association to enter their unit in case of an emergency. This could be but not limited to allow access by the Fire Department, water department, etc.

Wooten reported National Night Out will be held on Tuesday, August 4 at 6 p.m. Pelzel volunteered to order the necessary food and Luick offered to help. The August Board meeting will be held on Wednesday, August 5.

Secretary – Carol Pelzel

Pelzel said she had sent out numerous Rules and Regulations violations. Most of them were for outdoor storage and she will follow up on them.

Treasurer – Carol Pavlik

Pavlik presented the Treasurer's report and stated delinquencies are at \$13,000. A unit is in foreclosure and a foreclosure sale is scheduled for August 11.

Pavlik said the Association has a \$22,000 CD maturing this month. After reviewing the CD's maturing throughout the year, Evavold recommended they reinvest the \$22,000 CD for two years.

Motion was made by Pelzel, seconded by Wooten, to renew the \$22,000 CD with Edward Jones for two years at a rate of 4.2 percent. The motion carried, 6-0.

Landscape and Grounds – Lisa Feldner

Feldner said she has resolved a discrepancy billing issue and did receive a refund of \$5,000 from another tree service company. Feldner reported Northstar Tree Service removed five stumps from trees removed last December. She has compiled a list of various landscape requests and has done a walk through the Association property. Feldner said she has received several requests for the boulder rock beds.

Feldner presented her proposed 2027 budget. There are several items she still does not have the actual numbers for including Miller Maintenance and Republic Services. Her proposed Landscape and Grounds budget is \$220,121.

Evavold had questions regarding Feldner's budget and Wooten said the numbers presented this evening are preliminary and the Board will discuss the budgets in detail at their next meeting.

At-Large – Wayne Evavold

Evavold said it is important that they prioritize the various items they want to accomplish next year.

At-Large – Roxanne Luick

Luick had nothing new to report.

New Business - Newsletter

Wooten reported several townhomes have been sold throughout the Association and he is happy to report they are owner/occupied and not rentals.

Adjournment

Motion was made by Wooten, seconded by Luick, to adjourn the meeting. The motion carried, 6-0. The meeting adjourned at 7:45 p.m.

Respectfully Submitted by
Carol Pelzel, Secretary