

# West Park Hills Homeowners' Association

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*Monthly Board Meeting –July 2, 2024  
Community of the Cross Lutheran Church  
10701 Bloomington Ferry Road*

## **Board Members Present:**

Rod Wooten, President; Christine Hazen and Chuck Amlaw, Members-at-Large; Carol Pavlik, Treasurer; Tim Hinz, Maintenance and Carol Pelzel, Secretary.

**Board Member Absent:** Brent Regan, Vice President; Lisa Feldner, Landscape and Grounds, and Wayne Evavold, Member at-Large.

## **Call to Order**

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

Amlaw asked for a point of order regarding the agenda. He had requested five different items to be placed on the agenda and it appears only one is on. Wooten explained the Board usually sets the agenda and not an individual Board member.

Amlaw explained one of the items he asked to be on the agenda was the condition of the yards in the Association. There are approximately 20 yards that need some work and he has asked for a schedule and a budget to repair those yards. Also, Amlaw said he has asked to elect Evavold as Director of Investments. Amlaw said he also requested an item on the agenda to remove Wooten as president for just cause and that they elect Regan as president until a suitable replacement for Wooten can be found. He would also like to review the plans and schedule for lawn maintenance for 2024.

Hinz pointed out Feldner just spent funds on repairing lawns. Amlaw said some people are not happy with being told they have to wait to see what the budget is. By law we have to have in writing the program including the specific budget and schedule for lawn maintenance.

Wooten explained under new business there is an item to review and discuss plans and budgets for landscape and grounds. Pelzel said she would prefer to wait on this item until Feldner is present.

Motion was made by Pelzel, seconded by Hinz, to continue the review of yard repair until Feldner is present. The motion carried, 5-1 with Amlaw voting nay.

Pelzel said she is not in favor of appointing a Board member as a Director of Investments. Motion was made by Pelzel, seconded by Hinz, to not appoint a Director of Investments.

Amlaw explained the Bylaws state the Treasurer is responsible for that. He feels the Association was in a disaster with investments before Evavold became involved. There is nothing that precludes the Board from having a Board member as a Director of Investments. Evavold needs to have the recognition because he is making 65 times more on the Association's money than we were making before.

Pelzel said she is not comfortable appointing Evavold as Director of Investments. She has no idea what his background is. Hinz said Evavold did a great job, but maybe that's what he should do as an at-large Board

member and he can continue to do that as a Board member. Amlaw said they should give him the title he deserves.

Hazen said it is silly to debate this over and over again because there is a block of people who always out vote ideas that say some committees should have responsibilities. We have people working on insurance now which is well needed. We have people who should be working and delegated to work only on investments. It is important they concentrate on these very important things for this Board. These are financial and are huge responsibilities. We debate this stuff back and forth here and it is foolishness. Wooten pointed out we are only talking about CD's.

Amlaw said if they vote no they are voting for 65 times less money, uninsured. Pelzel said they also need to take into consideration that the interest rate on these CD's is much higher now than previous years.

Melinda Wooten, 10450 Decatur Avenue South, said she is a licensed investment representative and when the money was moved, it was said the interest rate is down but we are getting 20 times more on the money. However, Wooten said she understands what Evavold has done but it has not matured to that point as of yet.

Vote was called on the motion to not appoint a Director of Investments. The motion carried 4-2 with Amlaw and Hazen voting nay.

Wooten explained Amlaw requested an item to remove him as President of the Board for cause. Pelzel said a special meeting of the Board was held for this very item and the Board has already voted on this item. Amlaw said he has asked Wooten to address several items that are against the law and he refuses to look at them. Wooten asked what laws he is talking about and that Amlaw bring documentation as to what they are doing that is not legal. Amlaw said he has brought this up many times.

Hazen said she has heard the basis for Wooten's removal and feels they have a better choice for a President.

Motion was made by Amlaw, seconded by Hazen, to remove the current President from the Board. The motion failed 2-4 with Wooten, Pavlik, Hinz and Pelzel voting nay.

Motion was made by Amlaw, seconded by Hazen, to elect Regan as temporary Board President. Motion failed, 2-4 with Wooten, Pavlik, Hinz and Pelzel voting nay.

### **Homeowners' Input**

There was no homeowner input.

### **Approval/Amendment of Meeting Minutes**

Amlaw pointed out that Evavold's name was spelled incorrectly numerous times in the minutes. Again, Amlaw asked about approval of the Special meeting minutes. Pelzel pointed out the Association Bylaws read that "minutes of and the documentation discussed or submitted at such closed meeting shall not be made available for review or copying .."

Amlaw moved they follow the Bylaws and have minutes for the special meeting and they approve them. They are private and they are closed but they are ours. Hazen said it does say minutes and there are minutes. Pelzel said as secretary, she has the minutes on file. Hazen said they as Board members should be able to look at them. Pelzel again pointed out the Bylaws state they should not be made available for review. For lack of a second, the motion failed.

Amlaw said at the June meeting Evavold had asked that his comments be included in the minutes and they are not. Pelzel explained Evavold does not dictate what goes into the minutes and the points he brought up were discussed at the special meeting. The minutes are for discussion and Board action not for a Board member to make personal statements that require no Board action.

Amlaw asked that on Page 4 of the minutes, second paragraph under Board Composition, read as follows: "Amlaw said since Feldner seems most concerned about violations, maybe she should take the Rules and Regulation position and he would take one of her positions. Or, if someone else wanted to take that position, he could take one of their positions." Also, the second sentence of the second paragraph under New Business should read: "Amlaw said it would be a lot of money if we don't do the ground work first."

Motion was made by Pavlik, seconded by Hinz, to approve the June 4 meeting minutes as amended. Motion carried 5-0-1 with Amlaw abstaining.

## **Directors' Reports**

### ***President – Rod Wooten***

Wooten is suggesting, because of National Night Out on August 6, the regular August Board meeting be held on Wednesday, August 7. The September meeting will be on the 3<sup>rd</sup> and the October meeting on the 1<sup>st</sup>. Because of the general election, the November meeting would be on the 6<sup>th</sup> and the December meeting on the 3<sup>rd</sup>.

Motion was made by Wooten, seconded by Pavlik, to approve the meeting schedule as presented by Wooten. The motion carried, 5-0-1 with Amlaw abstaining. Amlaw said he would have to check his calendar.

With regard to National Night Out, Wooten said he would pick up the packet of information from the Police Department. The menu will consist of sandwiches, chips and water. Hazen said when she had previously picked up sandwiches, she had gotten them at Jerry's and they were labeled.

Wooten said he would be acknowledging the 20+ years homeowners at the annual meeting. The Association has recently lost some long-standing members and he would like to acknowledge others before losing more. Wooten asked if it would be appropriate to send a card to homeowner's when they lose a family member. Hazen said it may be dangerous to set a precedent, especially if someone is missed and it may cause hard feelings. The Association isn't always made aware of when someone passes away.

### ***Vice-President – Brent Regan***

Regan was absent from the meeting but had indicated in an e-mail to the Board that he had nothing to report.

### ***Secretary – Carol Pelzel***

Nothing to report.

### ***Treasurer – Carol Pavlik***

Pavlik presented the Association's financial position explaining delinquencies are at \$10,960. The funding of \$20,000 for the removal of trees for extension of the driveway aprons will come from the BMO Harris Money Market and the funding of \$62,600 for the replacement of the retaining wall on Cavell Circle will come from the Wings Money Market. Pavlik further explained there are two CD's maturing this month.

Following discussion regarding rates and maturity dates for the two maturing CD's, motion was made by Pelzel, seconded by Hinz, to renew the \$100,000 CD with Wings Financial for 12 months at a rate of 4.80 percent and to renew the Edward Jones \$50,000 CD for 12 months at a rate of 5.05 percent. The motion carried, 6-0.

***Property Maintenance & Grounds – Tim Hinz***

Hinz reported he has received several work orders that are being taken care of between rain storms. There have been no major work order requests. They have completed eight garage aprons and four sidewalks. They will be replacing two steps and may try to do more garage aprons. Pelzel asked if there is any plan to paint various garage doors that seem to be faded. Hinz said it is his plan to paint those doors.

***Landscape and Grounds – Lisa Feldner***

Feldner was not present at the meeting but did e-mail her report to the Board stating she has requested a quote from Miller to repair additional lawn areas. Miller has treated two addresses for homeowners who reported grubs. Shrub trimming is scheduled for July 1-3. Stumps were removed for new aprons and the Cavel retaining wall replacement is scheduled to begin the week of July 22. Feldner walked the property with LG Landscaping to review the project list and she completed the necessary paperwork for National Night Out.

Wooten said Feldner does plan to be at next month's meeting and at that time they can review the Landscape and Grounds budget along with the Maintenance budget.

***At-Large – Chuck Amlaw, Christine Hazen and Wayne Evavold***

Hazen said she has nothing to report.

Amlaw explained the liability bond was approved and the Association is covered for \$800,000. With regard to the Committee looking into the insurance crisis, they have been looking into the idea of self-insuring and determining if it is legal and what is involved in the process. Amlaw said he is not sure if Regan is still on the Committee or not. He did submit a report to the Committee which has not yet been reviewed by the Committee and Regan made some conclusions out of it Amlaw said he is questioning and they still need to talk about. Amlaw said they have a potential for a couple other bidders to give us bids on insurance this year. Wooten questioned who they have as bidders for insurance. Amlaw questioned why Wooten needed to know. Wooten said he is president and needs to sign off of it and the Treasurer should also be aware of this and he would like to be included in the process. Hazen said when they get to that point, this is preliminary, they can include Wooten. Wooten said if they are discussing this outside of the realm of the Board, as president, and if we are incurring any cost or looking at any bids, he wants to be included in those discussions.

***Old Business – Attorney Bill Questions***

Wooten explained Evavold has requested review of the attorney's bills. Since Evavold is not present, this item will once again be carried over.

***New Business – Review and Approve Plans, Budgets for Landscape & Grounds and Maintenance for 2024/2025***

Wooten said as discussed earlier, this item will be held over until next month when Feldner is present.

***Adjournment***

Motion was made by Pelzel, seconded by Hinz, to adjourn the meeting. The motion carried, 6-0. The meeting was adjourned at 6:58 PM.

***Respectfully Submitted By***

Carol Pelzel, Secretary