

West Park Hills Homeowner's Association

Annual Homeowners' Meeting – October 1, 2024
Community of the Cross Lutheran Church

Board Members Present

Rod Wooten, President; Brent Regan, Vice President; Carol Pavlik, Treasurer; Tim Hinz, Maintenance & Architectural; Lisa Feldner, Landscape and Grounds; Chuck Amlaw, Wayne Evavold and Christine Hazen, Members-at-Large; Carol Pelzel, Secretary

Board Members Absent

Call to Order

President Wooten called the meeting to order at 7:00 p.m.

President's Message

Wooten welcomed homeowners to the Association's Annual Meeting and thanked the homeowners for attending. Wooten said he does not have a message to homeowners at this time because he wanted to get to the Treasurer's Report. Wooten introduced Carol Pavlik, the Association's Treasurer.

Director's Reports

Treasurer – Carol Pavlik

Pavlik presented the Treasurer's report explaining the Association's CPA is in the process of preparing draft Association financial statements and has indicated everything looks good. Once a final copy is prepared and if a homeowner would like a copy, she asked they e-mail the Association requesting a copy. Pavlik listed all of the documents she provides to the CPA for preparation of these statements.

Pavlik explained the Board voted to not increase the Association dues for 2025; dues will remain at \$240. However, the Association's 2025 budget was increased by approximately \$55,000. Also, an additional \$82,000 was approved for 2024 for removal of trees and for wall replacement on Cavell Circle. Those funds will be expended from the BMO Harris Money Market (operational) Account for tree removal and from the Wings Money Market (reserve) Account for the wall replacement. The additional expenses for 2025 will be expended from existing funds on hand. Pavlik explained the 2025 Budget includes an increase of \$14,000 (from \$55,269 to \$69,320) for Landscape and Grounds for additional tree removal and trimming as well as an additional \$6,000 (from \$16,000 to \$22,000) for repair of steps. All of those additional expenses will be funded by the BMO Checking (operational) account. Also, the Association's insurance increased approximately \$18,000 (from \$109,094 to \$126,978) and that additional expense will be funded by the BMO Harris Money Market (operational) Account. Pavlik said money unspent in 2024 may also be used to offset the increased budget. The Reserve Replacement Fund will remain the same for 2025 as in 2024 at \$47,100. The Association is currently dealing with an insurance claim for hail damage to roofs. The \$25,000 deductible for this claim will be funded by the Reserve Replacement Fund.

Pavlik explained the delinquencies of dues is at \$9,820. As of September 30, the Association had a balance of \$803,704 in checking, money markets and CD's.

Evavold said with not increasing dues, he is concerned they will be underfunded. This past year they had unexpected expenses and next year there may be additional unexpected expenses. With the 2025 budget, they are looking at funding the increased budget with investment accounts as well as funding some 2024 expenses with both totaling approximately \$140,000 by those same accounts. He questioned if these expenses are worth taking from the \$800,000 they have in investments. They need to be careful with those assets. Evavold said he would like to see more people at the monthly meetings and look at what the increases are and what they are asking for. He said his biggest concern as a homeowner is that they get their monies worth. Residents need to be more involved in attending meetings to see what is going on.

A homeowner questioned why the homeowner doesn't have input as to whether or not dues should be raised. Pelzel pointed out that is the purpose for having a Board, to make those decisions. Homeowners are welcome to every monthly meeting and to express their views. Also, they are welcome to join the Board.

Landscape & Grounds – Lisa Feldner

Feldner reviewed the various projects she has been working on including the replacement of the ten plus year old retaining wall on Cavell Circle. She worked with 42 homeowners in repairing their lawns by using the yard scuffing method. Feldner said she continues to distribute water hoses and sprinklers to homeowners and urged them to bring them inside this winter to extend the life of the equipment. She thanked those homeowners who water their neighbor's yards. Feldner reported 26 homeowner rock beds received repairs, updates or shrub replacements. Sixteen trees were treated for emerald ash bore to try and extend the life of the trees. They are also looking at removing several other large green ash trees that aren't doing well. Feldner said she will be working with the contractor to trim 44 trees and is considering the removal of 20 trees based on the remaining 2024 budget. A majority of the trees on the list for removal this fall are original trees from the late 70's, early 80's. Feldner said she will be working on a plan to replace trees in several areas over the next few years to keep the neighborhood green. She also worked with Republic Services to replace trash cars and recycling carts.

Feldner reminded homeowners that ice melt is provided by the Association for the homeowner to put down on their driveway when necessary. They should submit a request through the Association mailbox or voicemail for pick up. If the homeowner's driveway becomes really ice beyond what the ice melt can do, Feldner asked the homeowner to contact the Association so they can have the contractor put down a salt/sand mixture to help.

Vice President – Brent Regan

Regan explained he is a homeowner and does serve on the Association Board and he believes the Association is doing really well. They have sustained being a self-managed Association.

Maintenance & Architectural – Tim Hinz

Hinz explained it has been difficult to get certain projects done this year because of the rain this spring. They have replaced ten garage aprons, four sidewalks, two steps and three chimney caps. They also painted garage doors, step railings, deck posts, etc. Hinz also pointed out once the garage apron project is completed, those funds can be used for other projects within the Association.

Hinz reported that recently a contractor installing gutters found hail damage to a couple roofs that occurred in August. The Association has filed a claim with State Farm and they are now inspecting every roof, siding, railings, etc. By filing the claim as soon as the damage was discovered, they were able to get it under last year's deductible of \$25,000. A homeowner asked to be notified as soon as possible if her roof is to be replaced. Hinz said they would notify the homeowner's whose roofs will be replaced as soon as they determine which roofs will be replaced.

Secretary – Carol Pelzel

Pelzel thanked homeowner Jessica VanSickle for updating and maintaining the Association's website. She also urged homeowners to attend the monthly Board meetings and to consider serving on the Board.

Members-At- Large Regulations – Chuck Amlaw

Amlaw presented an update on the values of the Association's townhomes. There is one new listing, one pending and four sold for an average price of \$264,216. Amlaw also presented an update on the status of the insurance situation. A Committee has been formed to look at the current situation. They previously sought bids for insurance coverage for the Association and they received no bids. This year they did receive one bid for \$70,000 more than they are currently paying.

Amlaw pointed out State law requires the Board to prepare and approve a written preventative maintenance plan, schedule and budget for the common elements. He believes that no such plan exists. Feldner said this has been brought up numerous times and she has prepared a schedule and budget and she does not know what more she can do.

Election Results

There were no nominations from the floor. Regan reported Lisa Feldner and Carol Pavlik were re-elected to the board for a three-year term.

Adjournment

Motion was made by Hinz, seconded by Pelzel, to adjourn the meeting at 8 p.m.

Respectfully Submitted By

Carol Pelzel, Secretary

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Monthly Board Meeting – October 1, 2024
Community of the Cross Lutheran Church

Board Members Present

Rod Wooten, President; Brent Regan, Vice President; Carol Pavlik, Treasurer; Tim Hinz, Maintenance & Architectural; Lisa Feldner, Landscape and Grounds; Chuck Amlaw, Wayne Evavold and Christine Hazen, Members-at-Large; Carol Pelzel, Secretary

Board Members Absent None

Call to Order

President Wooten called the meeting to order at 8:08 p.m.

Nomination and Selection of Board Officers

President:

Pelzel nominated Wooten as President with Feldner seconding the nomination. Amlaw nominated Regan with Evavold seconding the nomination. Regan said he was not expecting to be nominated but is honored. After he joined the Board last year, he was interested in serving as President but since then that has changed. Due to personal reasons, he cannot accept the nomination for President.

Wooten was elected to the position of President, 7-2 with Amlaw and Evavold voting nay.

Vice President:

Regan nominated himself for the Vice-President position with Amlaw seconding the nomination. Regan was elected to the position of Vice President, 9-0.

Treasurer:

Wooten nominated Pavlak as Treasurer with Pelzel seconding the nomination. Amlaw suggested they hire an outside treasurer. Vote was called on the nomination of Pavlak as Treasurer with Amlaw and Evavold voting nay. Pavlak was elected to the position of Treasurer, 7-2 with Amlaw and Evavold voting nay.

Secretary:

Wooten nominated Pelzel for Secretary with Feldner seconding the nomination. Amlaw made a motion to hire an outside person for secretary. For lack of a second, the motion failed. Pelzel was elected to the position of Secretary, 7-2 with Amlaw and Evavold voting nay.

Adjournment

The meeting was adjourned at 8:14 p.m.

Respectfully Submitted By

Carol Pelzel, Secretary