

PARKWAY GARDENS BOARD OF DIRECTORS MEETING

November 18, 2024

Meeting was called to order at 10:03 AM by President, Mike Graham.

Board present: Mike Graham, Ely Smith, Karen Kaesbey, David Straayer, Dan Maarsingh

Kalles Representatives: Kelsey Johnson (via zoom)

Owners Present (via zoom): George Crownhart, Annette Michalson, Jackie Pedersen, Susan Shute, Frances Shields

FINANCES Refer to Balance Sheet 10/31/2024

Operating Account \$ 30,535.45

Reserve Account \$765,102.60

Out insurance for the new carriers was \$100,260.70, which was paid with a combination of Insurance Reserves and Regular Reserves. The 2025 budget will repay the Reserves account for insurance (\$70,799.64) plus the loan needed to pay the 2024 Comcast internet bill

COMMITTEE REPORTS:

Building: Kalles will contact Pete re work on matrix, including putting pea gravel along driveway area at #49 and fixing some ground lights. Pete has suggested that gutter guards may be causing additional problems on # 56 and suggests installing a strainer directly on downspout. We are also seeking a handyman to clean gutters more frequently on specific units that have continuing problems. Kalles will contact All Septic to evaluate the horizontal drain at #33.

OLD BUSINESS

Water Damage #53 & #54: Crawlspace insulation is currently being replaced.

Equipping Units with Remote Water Sensors: The Board is continuing research on installing water sensors/automatic shutoff valves and how that might improve our insurance rating. A survey has been sent out to home owners to seek input on how that cost might be addressed as well as gain information on their knowledge of interior plumbing ie location of water heaters, interior shut-off valves. Results of the survey will be shared at the annual meeting. Dan Maarsingh and David Straayer have had conversation with experts in this field and are installing leak detectors in their units as a test case. Home owners are encouraged to contact their personal insurance carriers to see if their individual rates might be reduced if a water sensor/automatic shutoff valve was installed.

CTA Compliance: The Board has provided all necessary information to Kalles, who will file the report.

NEW BUSINESS

Venue for Monthly Board Meetings: Sharon Barber will research possibility of meeting at Swasey Library.

“Flip Tax”: “ It has been suggested that we impose a tax of 1% on new buyers, with income going into our reserves. We will consult an attorney re legality issues.

Responsibility for water/other damages: The Board has become increasingly aware of the need to reevaluate our policies re damages. **Any changes to current policy will require legal interpretation and change to our governing documents.**

Removal of Tree #31: Family Tree Service has been contacted to remove a rotting tree at #31 and grind the stump near #26.

The Annual Meeting will be held in the meeting room at The Highlands on Saturday, December 7 at 1 pm.

.Meeting adjourned at 11:06 am.

Respectfully submitted,
Ely Smith, Secretary

