

**Parkwood Estates Homeowner Association
Smokler Truesdell Subdivision
February 11, 2026, Board Meeting Minutes.**

President Henke called the meeting to order at 7:01 pm.

Present: Roxanne Henke, Gwendolyn Fowlkes, Tim Schantz, Christine Vladu, Jason Reum, Mike Cappuccitti, and Dennis Nagy of Briden Financial Management.

Absent: John Kouchoukos, Amanda Kouchoukos

December Minutes: The motion to approve the December minutes was seconded. The vote approved the minutes. (January meeting was canceled)

Financial Report: Dennis reported dues payments of \$16,870 in January and \$14,775 in December. The 65 to 70 residents who are past due on 2026 dues will receive reminder letters that repeat the procedure for past-due payments.

There was unauthorized access to our HOA bank checking account. Dennis and Roxanne met with bank personnel, closed the account, and opened a new one. The bank assured them that the funds taken would be restored and the investigation would proceed.

Dennis will coordinate the new account number with Zelle and Zego, the electronic money transfer systems, and inform residents of the new bank account number if paying by electronic money transfer.

Financial Review: Gwendolyn confirmed that she had completed the review for the 2025 calendar year and will prepare the report. She agreed to use the report format that Jeffrey Hall had designed which Roxanne requested.

Damaged Sign: A Parkwood Estates entrance sign was impacted and damaged by a vehicle. Roxanne had obtained the police report and said the accident occurred when a car ran a red light and collided with a car turning left, knocking one car into our sign. Roxanne is using that report information to contact the driver about their insurance covering the cost of repair of our sign. Roxanne asked for a vote on Gwendolyn's suggestion to proceed with the sign repair when John can do that, and hopefully collect the cost later. This was approved.

Holiday Display: There was a 2-way tie for one of the awards, partly because there were too few judges. All board members should participate in judging for the next edition of this event.

Number of Board Members: Currently, and in the past, we have had difficulty filling the nine board member positions required by the By-Laws. With fewer members on the board, it is thought representation of HOA residents may be weakened. Our HOA board is dedicated to planning and deciding how to care for our neighborhood. It's thought that neighbors can manage our dues more efficiently than a hired management company. The board is considering a change to the By-Laws to reduce the number of stipulated members, allowing a quorum to vote on HOA business.

Upcoming Events: Having neighborhood events like the Spring Fling, or Fall Festival is healthy for our community, helps neighbors get to know neighbors and board members while having fun. With fewer board members, it is difficult to plan and support events. Volunteers from the general membership (residents) are needed for events. Board members with past event experience will advise these volunteers in planning and coordinating an event. A survey of residents' interest in a proposed event can help direct efforts. Our HOA Facebook page surveys residents for this, and the results depend on how many read it and reply. This would be an occasion for volunteers to garner meaningful survey responses from residents.

Meeting adjourned at 7:47 pm.

The next meeting is March 11, 2026, at 7:00 pm via Zoom teleconference.