

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

President Henke called the meeting to order at 7:02 pm.

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

Absent: Amanda Kouchoukos

February Minutes: The motion to approve the February minutes was seconded. The vote approved the minutes.

Financial Report: The monthly report is not final due to 12 days of bank reports being missing. Dennis will ask the bank for a printout of that time to get his reports up to date. He said 3 of the 5 residents who are 3 years past due have paid. He will reiterate the procedure to them, which is to follow legal action when 3 years are past due with the subsequent costs included.

Regarding the unauthorized access to the HOA checking account, Gwendolyn asked if the bank could alert Dennis when unusual withdrawals are made. Dennis will ask the bank how that can be done.

Gwendolyn asked for board approval to use GAAP (Generally Accepted Accounting Principles) as the format for the Annual Financial Review. The board voted approval.

Dennis reported that the cost of insurance has increased. But in speaking with the insurance company a \$314.00 credit was determined to mitigate the increase.

By-Laws Review: Resident Mike Provot asked about the by-law change that removed the requirement for the Treasurer to be bonded. Currently, the Treasurer does not issue or collect payments. That is done by our bonded Financial Manager, Dennis of Briden Management. Roxanne and Gwendolyn will review the by-law on the board's Treasurer responsibilities to decide whether a revision is needed.

Mike Provot said there were a few parts of by-laws that might need clarification or even revision. He said he will email which ones he saw to Roxanne. Roxanne thanked Mike for his interest and notifying the board. If needed, the board can assign a few members to be reviewers of these and determine recommendations. Mike asked if the reticence of the residents to participate with the board membership or function might be that the purpose and requirements of the HOA was not communicated to them. This will be discussed in an upcoming meeting.

Neighbor Dispute: A resident, who said he has PTSD, complained about the neighbor's son who practices La Cross by throwing the ball against the wooden fence, resulting in banging noise. Roxanne explained that our HOA has no authority in this civil matter and urged the neighbors to talk to each other for a possible remedy, and then asking Canton police as the last step if needed.

Events For Our Subdivision: Roxanne related that events like our Spring Fling or Fall festival were healthy for our neighborhood and fun for attendees. But to plan such activities residents are needed to volunteer for these to participate in arranging and setting up. Our HOA will assist with advice regarding promotion on Facebook and newsletter along with funding advice as needed. Roxanne, and former board members, have handled these in the past but now cannot. Therefore, a few people from among the 309 households in our subdivision are needed to step forward to volunteer. Roxanne will post the request on the Facebook page and newsletter.

Number of Board Members: As discussed in our previous meeting, Roxanne proposed that the number of members on the board of directors for our HOA be reduced from 9 to 5. This could be done by an amendment to the by-laws with a vote by the residents at the annual meeting for general membership in November. This will be tabled until next autumn, when the agenda is set for that meeting.

The meeting was adjourned at 8:00 pm.

The next meeting is April 8, 2026, at 7:00 pm via Zoom teleconference.