

**Parkwood Estates Homeowner Association
Smokler Truesdell Subdivision
April 8, 2026, Board Meeting Minutes.**

President Henke called the meeting to order at 7:03 pm.

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

Absent: Amanda Kouchoukos, Jason Reum

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

Financial Report: Dennis reviewed the report and emailed copies to board members. He said that due to the unauthorized withdrawal (theft) from the HOA checking account, he halted payments. With the bank restoring funds and providing a new account number, he has now caught up on payments by check and Zelle. Dennis said \$17.00 in dues payments was in our savings account and, for now, suggested keeping it there for some added security. The board voted to agree.

Roxanne asked about the two residents with 3 years of dues overdue. Dennis said legal action as described in the By-laws would follow. He will mail these two a special notice describing the possible expense of legal action and giving them a little more time in case they receive an income tax return they can use to pay the back dues, or at least call to arrange a payment agreement.

The bank where the HOA has the accounts has recently been involved in a merger, which may be the reason he did not get cleared check images, which he can use as double verification of payments. He will ask the bank personnel about this, how the theft investigation is proceeding, and about placing alerts on our account for unusual withdrawals.

Parks: John reported that spring cleanup is almost complete. He also said that the subdivision entrance sign, which had been damaged, has been repaired. Fortunately, most of the material from the damaged sign was reusable.

Newsletter: Roxanne raised the topic of our newsletter. It might be the only communication between residents and the board of directors. Residents receive an electronic copy emailed by Rick or a paper copy that Chris prints and is then distributed by block captains. Roxanne said the newsletter should continue with at least two issues a year, including information about the parks, changes to annual dues, topics from board meetings, neighborhood events, and, as always, contact information for board members. Roxanne will speak with Chris, our newsletter author, about this.

Garage Sale: The neighborhood garage sale weekend is planned for June 4 to 6. Roxanne will post on the announcement signs. Christine will post an announcement on our Facebook page. Gwendolyn said she made a flyer page she will give to Christine to use for this posting.

May Meeting: At our next meeting in May 13th, Roxanne will discuss By-laws amendment process to reduce the number of board members from 9 to 5. 10% of our HOA members must vote, with majority approval required.

The meeting was adjourned at 7:37 pm. The next meeting is scheduled for Wednesday, May 13.