

**Parkwood Estates Homeowner Association
Smokler Truesdell Subdivision
May 13, 2026, Board Meeting Minutes.**

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

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

Absent: John Kouchoukos, Amanda Kouchoukos, Jason Reum

April Minutes: The motion to approve the April minutes was seconded, and the vote approved the minutes.

Parks: The damaged Sub entrance sign has been repaired, except for the name sign, which will be attached next week.

Financial Report: Dennis reviewed the report and emailed copies to board members. The report included expenses for HOA insurance, which covers, among other items, injuries happening in the parks and board members' liability.

Park maintenance was another significant expense. This included costs for grass cutting, trimming, and edging the 3 parks, the cul-de-sacs, and areas along Lilley Road. Also included are 1) mulch added to play areas, 2) spring/fall cleanup, and 3) trash removal.

In response to Gwendolyn's question about what is included in park maintenance, Dennis said he would email board members the list of park maintenance tasks in the contract.

Newsletter: Roxanne recommended that our newsletter be issued at least bi-annually in spring/summer and fall/winter. She said residents should be kept updated on events such as the garage sale, Board of Directors changes, annual dues, and park conditions. Residents should be informed about most of the things the dues are being spent on.

Roxanne said she would speak to Chris about including Garage sale information in the Spring/Summer newsletter. Chris will send the draft to board members for review. Paid advertising will not be included in the newsletter due to low participation and inconsistent payments.

Christine, who posted a survey on Facebook, expressed concern that Rick posted a similar survey on our website and asked whether this is confusing. Roxanne said Rick usually reviews new material with the board before issuing it, but in this case, it should provide more survey results involving residents who would respond to one survey and not the other.

Dues Increase Issue: The board discussed whether to increase dues for next year. Dennis reported that Bob Fortune had compiled projected HOA costs for the next 3 years, indicating that an increase would be needed. Roxanne said she will find that information and we will discuss this in September. Bylaws restrict dues increases to 5%, and the proposed \$5 increase would fall within that limit.

Number of Board Members: Roxanne reminded attendees about the issue of changing the required number of board members described in the Bylaws. She said that, to amend the Bylaws, a quorum of 10% of residents must vote.

Roxanne said she will write a proposal to amend the board to 5 members instead of 9 and to arrange the members' terms so that only 2 or 3 end at the same time. She said we should be ready to discuss this and vote on a proposal in September so we can include it on the agenda for the General Membership Meeting in November, which requires a quorum of 10% of the membership, attendees, and proxy ballots, to conduct business.

Curb Appeal Voting: Roxanne reminded those present that we don't usually have meetings in June, July, or August. But board members should watch for emails notifying them of the timing of the July Curb Appeal judging, where to send their vote, and any issues that might require email review and voting.

The meeting was adjourned at 7:37 pm.

The next meeting is scheduled for Wednesday, Sept. 9.