

# **Parkway Towers Board of Directors**

## **Meeting Minutes**

### **June 26, 2018**

Owners present: Joanna Sullivan, 601; Jim McTiernan, 1101; Homer Gallan Jr., 1208; Phil O'Brien, 1502; Ryan Stanley, 1402; Susan Seeger, 1503; Abhay Shastri, 1202; Cruz Burgos, 101; Jared Champion, 404; Michael MacLauchlan, 402; Mallory Bucher, 207.

1. **Call to Order** -- 6:30 p.m. by Branislav Strizak, President. Robert Boczkiewicz, Secretary; Nick Jurgens, newly appointed to fill Mr. Miller's vacancy.  
Absent: Paul Winner, vice president.  
Mr. Strizak announced Ms. Evans resigned from the Board.  
Roberta Selig of Weststar Management Co., off-site manager assigned to PWT;  
Cathe Mitchell, on-site manager.
2. **Guest -- Scott Prussia, Sierra Elevator Co.**  
Mr. Prussia is the consultant the Board hired a few months ago to provide his expertise regarding PWT's elevators. He stated that needed maintenance had not been done over a period of time by PWT's elevator maintenance company, KONE. Mr. Boczkiewicz stated that, based on those findings from Mr. Prussia, the Board sent a letter to KONE, demanding that the company fulfill its contractual obligations by doing the maintenance that he said had not been done. The company recently fulfilled those obligations. Mr. Prussia said the elevators' "drives" are obsolete and need to be replaced. He said the "drives" and software for the elevators are the only components that need to be replaced now. He said the elevators are safe.
3. **Approval of Minutes of May 29, 2018 Board Meeting.**  
Approved 3-0.
4. **Review of Current Financials**  
  
**Financials for the period ending May 31, 2018**  
Mr. Jurgens said during the period ending May 31, 2018, our Association spent \$6,500 more than it received as income in the Operating Account. He said a costly item was various plumbing repairs. He said the balance of the Reserves account increased.
5. **Unfinished Business**
  - a. **Complete Energy Solutions Company's Contract Addendum**  
Mr Strizak said an addendum from our HOA's attorney has been presented to Complete Energy Solutions for a complete electrical analysis of the condo units and common area. Ms. Evans said at previous Board meetings the analysis is to determine more specifically the estimated cost to each owner of installing mini-splits if that option is chosen for possible additional renovation of PWT's HVAC system. Mr. Jurgens said other options of types of HVAC systems are not ruled out.

**b. Pool Repairs Update**

Mr. Strizak said an engineer who has been helping the Board determine what is needed to repair the pool sent a report recently which stated that more than 50 percent of the pool slab and rebar is deteriorated. The engineer, Cade Caldwell of Knott Laboratories, suggested replacing the slab. The engineer said that to replace the slab would require engineers to design a plan that contractors could bid on. The cost of the engineering design is estimated at \$20,000. Mr. Boczkiewicz said that, in other words, the engineer says it will cost \$20,000 to find out how much contractors would charge to replace the slab. At least one owner, Mr. Champion, said the Board should obtain a bid from another engineering company. Mr. Jurgens said other pool companies, besides the company that recently inspected the pool condition with Mr. Caldwell, will be brought to the pool. At least one other owner, Mr. Stanley, stated the Board should move ahead without getting other engineering bids. Mr. Caldwell and another engineer, both with Knott Laboratories, have worked on previous problems with the pool, giving them insight and experience that presumably is beneficial if they are hired for the current problem.

**6. New Business**

**a. Acceptance of Ms. Evans' Resignation**

Mr. Strizak said the Board is accepting applications for the vacancy created by Ms. Evans's resignation.

**b. Knott Laboratories Quote for Pool Slab Replacement Engineering**

Mr. Jurgens said he would like to receive a formal proposal from Mr. Caldwell for the engineering design service.

**c. Drain Line Cleaning Quote from Squeaks Plumbing**

Ms. Selig presented proposals from Colorado Heating Cooling Inc., d/b/a Squeaks Services for jetting out the main sanitary sewer lines in the parking garage to the street in the amount of \$2,600; re-pitching of sanitary sewer line for the bathroom drain of Apt 105, repair of two cracked cast iron fittings (one in Mechanical Room and one in garage) in the amount of \$950. The Board approved the proposals 3-0.

**d. KONE Quote to Replace Fire Service Key Switch**

Ms. Selig presented a proposal from KONE Inc. to furnish and install a "FEOK1 fire service key switch phase 1 and phase 2, per Denver code, July 2018," replacing the current key switch in the amount of \$1,000. The Board approved the proposal 3-0.

**e. Quote from Sentry Fire equipment/service Company to switch alarm monitoring to a Radio System.**

Ms. Selig presented a proposal from Sentry Fire Company to switch PWT's fire alarm monitoring system from the current telephone line connection and replace it with a radio connection in the amount of \$1,770.27. She and Ms. Mitchell said the telephone line connection has malfunctioned numerous times, causing it to emit a loud annoying tone in our building. The Board approved the proposal 3-0.

**7. Building Manager's Report**

Ms. Mitchell said she had been dealing with a plumbing issue on the 12th Floor. Mr. Strizak said the issue was in a drain line.

**8. Association Manager's Report**

Ms. Selig said she is trying to obtain information from CenturyLink in regard to PWT's accounts for telephone and internet service.

**9. Homeowners Open Forum**

Ms. Sullivan asked why our HOA no longer is using 5 Star Plumbing as a contractor. Ms. Selig said she arranged to switch plumbing service to Squeaks Services for non-emergency plumbing work and to Quality First Plumbing for emergency and non-emergency service. Mr. Strizak and Mr. Boczkiewicz explained that the Board had questioned the seeming high charges from 5 Star and had sought to negotiate a particular fee billed by 5 Star. Mr. Strizak said 5 Star was not willing to negotiate the fee and, instead, showed no interest in doing future work for our HOA. Mr. Boczkiewicz said the Board's effort was just another example of how the Board tries diligently to be a good steward of HOA funds. Mr. Strizak said repair of the roof and (exterior) walls of the pool bathroom is almost complete to stop leakage into the Exercise Room.

Adjournment: 7:19 p.m.