

PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

FEBRUARY 13, 2012

MINUTES

BOARD MEMBERS PRESENT: Dan Serafin-President, Chuck Drake-Treasurer, Pat Fullmer-Secretary, Brenda Henry and Jeff Amsler.

ALSO PRESENT: Mark & Barbara Cohen.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

HOMEOWNERS FORUM:

The Cohens' complimented the Board on the basement and sub basement renovations. Barbara Cohen suggested that some art work in those areas would be a nice improvement and agreed to speak to one of the owners in the building who is a photographer and find out what it would cost to have some of his work framed and hung.

APPROVAL OF MINUTES:

It was moved by Pat Fullmer and seconded by Chuck Drake to approve the January 9, 2013 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

Chuck Drake reviewed the financials with the Board and reported that the budget process will be starting soon.

OLD BUSINESS:

Basement and Sub-Basement Renovations:

The renovations are almost 100% complete and the Board reported that they have received very positive comments on the work done as well as on the workers who completed the job.

Reserve Study:

Dan Serafin reported that SBSA sent over a list of questions to be answered and once those questions are answered they can move forward in providing a draft study for the Board to review.

HVAC Contract:

The Board reviewed a contract submitted by Major Heating and Air. The contract is basic but gives a reduced hourly fee for when they are called to the building. It was moved by Chuck Drake and seconded by Pat Fullmer to approve the contract as presented. Motion carried unanimously.

Emergency Lighting:

The Board reviewed a bid from D & J Enterprises for replacing all of the emergency lighting fixtures in the buildings and upgrading to LED lighting. The cost for the job will be \$2,627.77. This included an \$825 rebate from Xcel Energy for installing the LED lights. It was moved by Chuck Drake and seconded by Pat Fullmer to approve the bid as presented. Four members voted in favor, one member abstained. Motion carried.

NEW BUSINESS:

2013 Pool Contract:

The Board reviewed a contract presented by Neptune Pools, the current pool vendor, for services for the 2013 season. The Board requested that Nikki obtain two additional bids.

Waste Management Issues:

The Board reviewed an email from Waste Management which stated that the Association has been charged for overfilling of the dumpster on several occasions. Each time this occurs the Association is charged \$50 on top of the monthly service fee. The Board decided that at this time an additional pick up was not necessary but a reminder needs to be given to all residents to break down boxes or larger items that may go in the dumpster so that more room can be left for trash.

Inspection of Records Policy:

The Board reviewed an updated Inspection of Records Policy written by the Association's attorney that is required by Colorado Statute. It was moved by Chuck Drake and seconded by Pat Fuller to approve the policy as presented. Motion carried unanimously.

Cleaning Contract:

Chuck Drake has voiced his displeasure with the current cleaning company and their personnel. There are many issues that need to be addressed with the owner of the company and a switch of personnel assigned to the building may be necessary or it may be necessary to get other bids for the cleaning. The Board will review the current contract to see what is supposed to be included and look at this issue again.

Unit 105:

The Board announced that the renter in 105 has moved out allowing the unit to be placed on the market for sale. Two realtors have been interviewed and the unit will be staged and listed as soon as possible.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:49 p.m.