

PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 24, 2014
MINUTES

BOARD MEMBERS PRESENT: Brenda Henry, Greg Stumpf, Jeff Amsler and Pat Fullmer.

ALSO PRESENT: Jim Scharper and Mark and Barbara Cohen.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:00 p.m. A quorum was established.

MAINTENANCE REPORT:

Jim Scharper reported on items accomplished over the last month. Sprinkler repairs were made and the new lawn seed is coming in great. A fence was installed around the flower bed in front of the building and flowers were planted. The new lights in the back alley were installed. The lobby, 3rd floor and 4th floor carpets were cleaned. A new breaker and wiring was installed to help with the SB garage door problems. Jim reported that several neighbors are using the PWCA pool and have probably been given the building code by PWCA residents. A discussion was held on making the front door a key only entrance and eliminating door codes. Residents would be able to buzz guests in through the entry system, use their keys to access the building through the front door or use their cell phones to enter the building. It was moved by Pat Fullmer and seconded by Jeff Amsler to implement this new plan and to place a letter under the doors to notify all residents. Motion carried unanimously. Jim requested that a meeting be set up with the janitorial company to address some concerns.

Homeowners Forum:

Barbara Cohen stated she spoke with a resident in the building and that resident had expressed concern over the abuse of the passenger loading zone in front of the building. Jim Scharper reported that he has spoken with the City and they will increase their parking patrols of the area. Barbara thanked Jim for the new fence in front of the building and stated how nice it looks. The Cohen's provided a list to the Board on items that need to be addressed by the HVAC and Structural Engineers.

APPROVAL OF MINUTES:

It was moved by Jeff Amsler and seconded by Pat Fullmer to approve the May 27, 2014 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

Pat Fullmer reviewed the financials with the Board along with the current delinquencies.

OLD BUSINESS:

Pool Area Landscape and Fence:

The Board reviewed bids to have the overgrown landscape and old fencing removed and replaced at the pool. It was moved by Brenda Henry and seconded by Pat Fullmer to replace the old fence with a new

fence including steel posts with Greater Western Fence Company for a cost of \$2,966. Motion carried unanimously.

It was moved by Brenda Henry and seconded by Pat Fullmer to have all of the overgrown vegetation and the old fencing removed by Valley Crest Landscape for a cost of \$1,572.06. Motion carried unanimously.

Laundry Room Lease:

The new laundry room lease was signed by the Board. New machines will be installed and a new card system put in place which will replace the old coin system used to pay for the machines.

HVAC Engineer:

The Board instructed Nikki at Weststar to have Scott Lohr write specs for a new hot water heater or storage tank system to replace the current hot water heater that has a major leak and to send the specs to three vendors for bidding. If removing the leaking hot water heater does not provide enough hot water for the building, a new hot water heater will have to be installed. They would also like Scott to arrange for the inside of the boiler to be looked at to determine if work can be done to prolong the replacement of the boiler or if the boiler needs to be replaced immediately. They also instructed Nikki to have Scott arrange for pipe tests in the building to determine the shape of the pipes. The exhaust fan in between the boiler and chiller rooms also needs to be repaired so that it functions properly.

Structural Engineer:

The Board instructed Nikki to have JR Whipple of Knott Laboratories write specs for the drainage issue on the roof and send them to several vendors for bidding. The pool area was not in the original report from Knott but Pat Fullmer stated they have looked at it and will give the Board a separate report on the pool for no extra cost.

A discussion was held on putting together a small committee of Board members and Owners to review the bids and recommendations from both engineers.

NEW BUSINESS:

Homeowner Request for Reimbursement:

The Board reviewed a request for reimbursement for damages inside a unit due to a common area pipe backup. Due to the length of time that has passed since the damage occurred and to give time to review the governing documents to determine responsibility for the damages the matter was tabled.

Bid for Governing Document Review:

The Board reviewed a proposal from the HOA attorney for re-writing policies if needed to comply as a pre-CCIOA HOA and reviewing the current governing documents. It was moved by Pat Fullmer and seconded by Greg Stumpf to have the attorney perform a flat fee document review and give recommendations for a cost of \$1,395. Motion carried unanimously. The Board also requested that the attorney be given the file

for unit #901 to find all agreements with the unit Owner and the Board and former lawsuits between PWCA and unit 901 like on prior lawsuit filed in Boulder District Court.

Bank Signature Cards:

Signing of the cards was tabled until after the Annual meeting and voting for Board members occurs.

Annual Meeting:

A discussion was held on who would be running for election again at the upcoming annual meeting. A discussion on adding a line to the notice about the parking and storage leases and fees was held.

Carpet Cleaning:

The Board reviewed a bid to have the remaining floors cleaned by Steam Clean for a cost of \$1,200. It was moved by Pat Fullmer and seconded by Brenda Henry to approve the bid as presented. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:20 p.m.