

PWCA BOARD OF DIRECTORS MEETING SEPTEMBER 23, 2014

CALL TO ORDER: 6:09 pm by president, Greg Stumpf

BOARD MEMBERS IN ATTENDANCE: Greg Stumpf (Pres.), Brenda Henry (VP), Mike Kornelsen (Secy-Treas), Chris Price (Treas), Jeff Amsler, Barbara Boyer, Mike Miranda

ELECTION OF BOARD OFFICERS:

President – Greg Stumpf Nominated by Barbara Boyer, seconded by Mike Kornelsen
Vice President – Brenda Henry Nominated by Greg Stumpf, seconded by Mike Kornelsen
Treasurer – Chris Price Nominated by Barbara Boyer, seconded by Greg Stumpf
Secretary-Treasurer – Michael Kornelsen Nominated by Barbara Boyer, seconded by Chris Price

OTHER ORGANIZATIONAL BUSINESS:

Board meetings will be held on the first (1st) Wednesday of each month, at 5:30 in lobby.

Work sessions will be held on Wednesdays at 5:30 in lobby.

MOTION: Michael Kornelsen moved that checks are to be signed by at least one treasurer plus one other board member. Seconded by Barbara Boyer. Passed unanimously.

ADDITION TO THE AGENDA COA insurance

MAINTENANCE REPORT Jim Scharper

Testing of water pipes is completed. Report will be sent as soon as payment is received (per contract).

Chiller tower is down. Will need pre-winter maintenance. Nikki confirmed that it has been scheduled.

Boiler testing is proceeding.

Fan in boiler room was to be completed today but was not. Nikki will check with RK.

There appears to be confusion as to who votes on the hallway wall color choices posted on office door.

MOTION: Barbara moved that Greg post a new notice clarifying that all owners can vote and extending the deadline to Monday at 5:00 pm.

MANAGEMENT REPORT Nikki Kreger

Nikki recommended that an oral report not be given due to the length of the agenda. A written report was included in the board packet. Nikki will send copies to new members.

HOMEOWNERS FORUM Barbara Cohen requested an update on the laundry room and roof drain (agenda items) because she and Mark needed to leave. Greg gave a quick update and Nikki provided some additional information. (See agenda items for details.)

APPROVAL OF August 26, 2014 minutes, with the following correction: The planters on the patio had been loaned to PW not given outright. Greg made the correction and Nikki will make the correction in the minutes.

MOTION: Barbara moved for approval with the correction. Seconded by Mike Kornelsen. Passed unanimously.

FINANCIAL REPORT: Barbara gave a brief report as out-going treasurer

OLD BUSINESS

1 Fan Coil Units (FCUs) and fan coil system: [This is a new business item but was taken first in order to have the attorney present.] Candyce Cavanaugh, attorney explained that it has been determined that the heat and cooling delivery system throughout the building are general common elements and as such are owned by the association and PWCA will be responsible for maintenance and decisions affecting the system. The board will develop policies regarding repair and/or replacement in individual units. Nikki will have Scott Lohr, the consulting engineer who has been evaluating the system, will develop recommendations. The board discussed issues that will come up as this is

worked through. Homeowners need to be given information and educated on what this means to them. The FCUs are located in the plenal (soffit). The plenal is a General Common Element on the condo map. The plumbing located in the GCE is the responsibility of the HOA. During discussion between the attorney and board members, it was determined that work done prior to this date was at the expense of the owner and subsequent repairs would be HOA responsibility. Asbestos abatement and disclosure was discussed. Candyce will follow-up with disclosures since it may be part of Colorado real estate contracts. It is important that the system be maintained as a whole, since work done in one unit can affect the entire system. This issue will be on the work session schedule.

2 Hot water heater replacement: Greg reported that this had been dealt with as an action outside of a meeting. Board members voted on paper and the replacement is to be completed no later than Oct. 10, 2014.

3 Board operating policy: The policy that was adopted at the August board meeting has been sent to Weststar's web master for posting. Nikki did not know when it would be up.

4 Bylaws amendment: The amendment that was passed previously has been sent to Weststar's web master for posting. Nikki did not know when it would be up.

5 POOL: The board discussed the bids that have been received for stabilizing the pool and selected Neptune. Neptune is PWCA's current vendor for pool work, understands the needs, provides a warranty and was less expensive than the other bidder who also offered a warranty. The least expensive bidder does not provide a warranty. **Motion:** Barbara moved to accept Neptune's bid and schedule. Seconded by Chris. 6 approvals and one abstention. Mike Miranda abstained because he has not been involved in previous discussions nor has he received board packets as yet.

6 Retaining wall on south side of property: Tabled to explore other options, particularly 'green' options.

7 Roof drain: Work on the patio drain of unit 105 was combined with the roof drain. The board discussed the bids. Palace had the ability to do both the roof drain and the work on 105, can start within 2 weeks of approval, and complete the work by 10/31. **Motion:** Barbara moved to accept Palace's bid. Seconded by Brenda. 5 votes for approval and 2 abstentions (Chris and Mike Miranda. Neither felt he had enough background on it to vote.)

8 Security: Barbara reported that one camera malfunctioned and has been repaired. Discussion of additions to the system were tabled until an overall plan is developed for all work. Chris and Barbara have been pulling together priorities given by members of the previous board.

9 Boiler: Testing is on-going and this phase is to be completed by 10/3.

10 Pipe testing report: The check was signed at the meeting and will be mailed tomorrow. We should expect the report early next week. (Week of 9/29.)

11 Laundry room update: The equipment has been back-ordered due to a shortage at the manufacturer. Nikki is keeping in touch with the vendor and will update the board.

12 Tax status filing: This was referred the co-treasurers for review.

13 Hallway paint options: See above under Maintenance Report

NEW BUSINES

1 HVAC-FAN COIL (FCU) OWNERSHIP: See item #1 above.

2 CONDOMINIUM INSURANCE POLICY RENEWAL: The policy with Seneca is up for renewal in October. Nikki reported that their increase is only \$560. Other Weststar properties are seeing increases in the 20% range. *[PF NOTE: This is 2.2%.]* **Motion:** Barbara moved that the board renew with Seneca. Seconded by Brenda.

NEXT MEETING DATE & TIME - 11/5/14, 5:30

Motion to adjourn: Motion made by Barbara, seconded by Brenda. Passed unanimously at 8:06 pm.

Minutes submitted by Pat Fullmer