

PWCA BOARD OF DIRECTORS MEETING, November 5, 2014, Lobby

CALL TO ORDER: 5:34 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

REVIEW OF AGENDA – No changes

MAINTENANCE REPORT: Jim Scharper gave his maintenance report. As part of it, the board discussed the sewer pipe emergency that happened today (11/5/14). The sewer pipe from our building to the alley collapsed, causing sewage to back up into the garage and into the elevator shaft putting the elevator out of order.

Nikki, with approval from Greg, arranged for cleanup and sanitation of the elevator shaft to begin immediately. The elevator was out for most of the day while work was done. Colorado Heating and Cooling was contacted and given the go-ahead to begin work on the sewer line.

Someone will be out next week to look at leaks in the roof. Boiler fan has short – someone is coming on Tuesday.

MANAGEMENT REPORT: Nikki Kreger gave the management report. Detailed report had been sent as part of the board packet.

HOMEOWNERS FORUM: Questions about when the elevator would be operating (within hours) and when water would be available (unknown).

APPROVAL OF PREVIOUS MEETING MINUTES: Approval of the September 23, 2014 minutes was moved by Mike Miranda, seconded by Mike Kornelsen and passed unanimously.

FINANCIAL REPORT: No review of the most recent financials was provided. Nikki assured board that there are sufficient funds in the reserves to cover this emergency and the other work that has been and is being done.

OLD BUSINESS

ROOF DRAIN: Completed.

Unit 105 PATIO: Completed

HALLWAY PAINTING: No date has been set at this point.

LAUNDRY ROOM: New machines scheduled to be installed 11/17/14. Nikki will check to see if a more efficient venting system can be installed. She also reported that the floor has been sanitized today.

BOILER REPORT: The report was received. The best estimate of useful life is 5 to 10 years, with proper maintenance.

PIPE TEST REPORT: The report has been received, but does not match the RFP. Lohr Design, who developed the RFP, cannot interpret some of it and needs to follow up on the report. This should be at no additional charge.

SECURITY CAMERAS: Tabled.

SURVEILLANCE SIGNAGE: Jim has ordered signs and will install them.

Unit 901: The Board would like to speak with the Owner of the unit to discuss some maintenance issues on the roof, etc. A walk around of the unit will be completed and the Board will draft a letter to be sent to the Owner.

POOL: The repair work has been completed. However, filling had to be aborted because of the sewer collapse that caused the water to be turned off to the building. The pool fill will be completed when water is again available. The pool will be power-washed before use next year, which will remove any line made by stopping the filling.

NEW BUSINESS

SEWER SCOPE BIDS: Barbara moved that the board affirm the Greg's approval of the contract with Colorado Heating and Cooling to perform the emergency work needed on 11/5/14, Seconded by Brenda. Approved unanimously. The expected cost for the work is approximately \$29,000 plus the elevator work, clean-up, and power washing of both garages.

LETTER OF EXPLANATION FROM RK MECHANICAL: Not received. Nikki has requested bids from 2 other companies. She will have a bid chart with the 3 bids for the 12/17 work session. The surveys that were sent to home owners have not yet been reviewed. Nikki and Jim will review them. Mike Kornelsen moved that the board hire Jim to go into all units to do an inspection to determine actual cause of any problems and replace filters while doing so. Seconded by Barbara. Jeff had to leave just before the vote. Passed unanimously by the remaining 6 board members.)

PWCA WELCOME LETTER: Tabled.

RULES HANDBOOK: Tabled. Consensus was for Greg to go forward with the project.

JANITORIAL BIDS: Mike Miranda moved that the board accept the bid, from Scharper Reflections for janitorial work, with the inclusion that the elevator car will be cleaned after the pads are removed. Seconded by Brenda. Passed unanimously (6 remaining board members).

ENGAGEMENT LETTER FOR 2014/15 YEAR END AUDIT: Tabled.

ADJOURNMENT: Mike Kornelsen moved to adjourn. Seconded by Mike Miranda. Passed unanimously (6 remaining board members).

NEXT MEETING DATE: 12/3/14