

Parkway Towers Condominium Association

Homeowners Meeting November 30, 2009

Secretary/Recorder: David Auten

Record of Proceedings

Call to Order & Roll Call

- Called to order at 6:37 pm, November 30, by Henry Meadows; Vice President
- Directors Present: Henry Meadows; President, David Auten; Secretary, Ruth Williams, Treasurer and Kathy Benham; At Large, Tim Campion; At Large
- Members present:

John Schneider – 1201	John Thomas – 1401	Debra Hamon – 906
Roger Radke – 1501	Pat Kulp – 1203	Arleta Benhan – 1008
Eriana McLaughlin – 707	Sue Dugan – 1005	Paul Giroux - 1504

Home Owner's Forum

- Paul Giroux –
 - Leaks in the garage, one due to an old conduit that was leaking and it will be closed off, second from a corroded waterline that will be replaced
 - Laundry rooms – individuals using multiple floors at a time, they are common areas and we cannot force individuals to only use their floor, post signs asking to be cognizant of neighbors
 - Elevators – ask individuals to not stand in the doorway holding it open and talk while others need to use
- John Schneider –
 - Half parking lot redo – according to the contract that is all that was asked for
- Sue Dugan –
 - Clean the furniture on the 16th floor
- John Thomas
 - Holiday party – discussed later in the meeting

Acceptance of Previous Meeting Minutes

Motion Made: Ruth Williams Second: Kathleen Benham

All present in favor

Acceptance of Previous Financials

Accepted Pending Audit

Motion Made: David Auten Second: Tim Campion

All present in favor

Unfinished Business

- Action Items –
 - Leak in 503 due to water leaks in 603/605 and/or 601
 - Bid to repair the decaying balcony on 1008 is 675.00
 - Studed snow tire warning signs have been ordered and will be installed

- Corroded pipe in the garage – we will be getting a second bid
- Dues for 2010, goal is to not raise
- Bourne – Asking Kim to review the contract and the additional costs for potential claim against Bourne
- 2009 S/A loan – we will begin paying in December and will pay both principle and interest
- New letter to homeowners – will address S/A claims to insurance and studded snow tires
- Denver Water – tabled for new bid based on Choice response
- Back flow fail work – bid from Choice approved

Motion Made: Henry Meadows Second: Ruth Williams All present in favor

- Budget rough draft has been completed

New Business

- Holiday party – December 13th @ 5pm
 - Two new tables were purchased, one donated by Arleta Benham
 - \$50 is going to be set aside for drinks, plates and utensils
 - Asking Roger Radke to get a live tree and decorate the lobby
- Insurance for 2010
 - Ratify the Property Commercial Package and D&O policy
 - Adding Zurich umbrella \$5 million policy

Motion Made: Ruth Williams Second: David Auten All present in favor

Adjournment

No other business came before the board. Motion to adjourn at 8:45 pm

Executive Session Addition

Board agreed to install a new electronic entry system in the front lobby, paint the walls and install new lighting

Motion Made: Ruth Williams Second: Henry Meadows All present in favor