

Parkway Towers Condominium Association
Annual Homeowners Meeting of February 8, 2010

Secretary/Recorder: David Auten

- **Call To Order and Roll Call**

Called to order at 6:35pm on Monday February 8, 2010 by Henry Meadows, President

Directors: Henry Meadows; President, Ruth Williams; Treasurer, David Auten; Secretary, Tim Campion; member at large, Kathy Benham; member at large

Board Quorum Established: 23 members in person, 8 by proxy

Also Present: Kim Porter; Attorney at Law, Elissa Conger; Property Manager, Weststar Management

- **President Report – Henry Meadows**

Henry Meadows became president half way through the year when Scott Dube stepped down due to leaving the building.

We were in the midst of the big project of the parking structure resurfacing and new concrete. This has made the building more secure and less susceptible to water damage and issues in the garage.

Top priorities for 2010 will be the continuing HVAC and plumbing issues, along with maintaining and increasing the reserves.

He planned to continue to serve as president.

- **Financials – Ruth Williams**

Ended 2009 with \$11,000 surplus on an accrual basis

Reserves stood at \$99,000

We regularly have 6 to 7 people not paying their dues

Headed into 2010 in a good position financially

Reserves should be above \$300,000 but exact figure is not known and FHA change coming in 2011, need to be FHA eligible

- **Additional Comments from the Board**

Tim Campion -

- Publically thanked Scott Dube for his service to the board
- Publically thanked John Schneider and David Auten for work on the building including painting the lobby entrances, 16th floor hall and 12th floor hall
- Encouraged everyone to come to the monthly meetings

Henry Meadows –

- Encouraged people to stop and look at 12th floor
- Additional improvement to the building was the security entry system

- **Election of Board Members**

Two open seats were to be voted on, two members stepped forward to serve; Kathy Benham and Ruth Williams

Move to accept Kathy and Ruth without a vote

Motion – Rich Kadinger 2nd – Debra Hamon All in Favor

- **Unfinished Business**

None brought before the board

- **New Business**

None brought before the board

- **Homeowners Forum**

- John Thomas (1407) – An additional leak in the garage was reported, board would look into this
- Deore Bullert (804) – Inquired about resolving the potential law suit being threatened by Roger Lucas
 - Response from Kim Porter – we cannot until he proceeds with a suit and we know what he is wanting

- Steve Dye (604) – Asked if there was anything that homeowners could do in response to Rogers claims
 - Kim Porter – we cannot communicate as a board, but said that as homeowners we could personally respond and discourage the suit
 - Rich Kadinger (903)– Discussed that insurance companies do not like to hear of suits between the board and a homeowner
 - Rich Kadinger(903) – Mentioned that sellers must disclose the lawsuit to potential buyers
 - Sue Dugan (1005)– Discussed the flood and the potential for our availability to find insurance to be limited, something the building would not want
 - Mimi Pechon (806/8)– Asked if it was possible for the board to draft a letter to show who was not in favor of his possible suit
 - The board was not able to draft a letter but that individual owners could do this
 - Sue Dugan (1005)– Asked if it was illegal to put documents like this under the door of owners
 - Kim Porter – was not sure if this was the case
 - Roger Radke (1501) – Mentioned an article he found of a case similar where an owner had brought suit against a board for depreciating the value of his home
 - Kim Porter – Precedence in cases like this usually does not travel across state lines
 - Deore Bullert (804)– Asked about redoing all of the hallways
 - Board has been discussing options on how to redo the floors, new carpet is more than the building can afford without a special assessment, encouraged owners to consider painting themselves with the help of the HOA paying for the paint
 - Jane Ward (307) – Requested that the carpet in the elevator be replaced
 - Roder Radke (1501) – Requested that the board look into a security/camera system for the building
 - Sue Dugan (1005) – Brought up that the Borne Engineering contract did not mention that studded snow tires were not allowed on the parking surface, she also suggested putting up gates to ensure that non-residents would not drive on it with studded tires
 - Debra Hamon (906) – Inquired about the salon being rented
 - Board thinks that it may need to be renovated before it can be rented
 - Paul Giroux (1503) – Inquired about the managers unit
 - Board was looking to rent it
- **Drawing for \$50 off one month dues**
 - Scott Anderson (304)
 - Kathy Brandts (1402)

- **Adjournment at 9:10 pm**

Motion – Tim Campion

2nd – Kathy Benham

All in Favor