

MINUTES
PARKWAY TOWER HOME OWNERS ASSOCIATION
MEETING April 10, 2010

Record of Proceedings

Call to Order & Roll Call

- Called to order at 6:30pm, April 27, 2010 by Henry Meadows; President
- Directors present: Henry Meadows; President, Kathy Benham; Vice President, David Auten; Treasurer.
- Members present: John Thomas – 1407, John Schneider – 1201, Mimi Pechon – 808, Rick Kitzman – 701, Pat Kulp – 1203, Debra Hamon – 906

Home Owner's Forum

- West Parking Lot – car break in #1206
- Pigeons - Nest of pigeons #601. Sending letter and/or Cathe will talk to #601. Also post notice in elevators of ideas to get rid of them.
- Comments made about the great improvements in the entrances but were asking if we could look into 20 x 20 tiles for the lobby.
- Comments made about ceiling paint on the floor in the gym room.
- Pool opening around May 21st to 22nd and changing the elevator code to the 17th floor
- Rick Kitzman – 701; questioning HOA special fees for the extra monthly charges for administrated fees.

Acceptance of Previous Meeting Minutes

- Motion made: Henry Meadows; second: David Auten; all present in favor.

Acceptance of Previous Financials

- Approved with changes in wrong area for capital improvement for window sun film and special assessments equal zero.
- Motion made: David Auten; second Henry Meadows; all present in favor.

Unfinished Business

- Approved leasing agreement with WestStar to look for a tenant for the solon, as is. Motion made: David Auten; second Kathy Benham; all present in favor.
- Looking for signed copy of Bylaws from 1988 for the reserve study.
- Received seal coat bid for the west/north parking lot.
- Approved Choice bid for work for the Denver Water backflow bypass at 3,670.00. Motion made: Henry Meadows; second Kathy Benham; all present in favor.
- Cathe and WestStar will clean up our list of owners with storage numbers and parking numbers and who is renting them, if any, for the HOA.
- HOA will put coin operated washer and dryer on Craig list to sell.

- Approved Choice bid to replace leaky pipe in the garage at 1,687.00. Motion made: David Auten; second Kathy Benham; all present in favor.
- Lawn Care – Premier Landscaping bid is too high. Asked WestStar if they can find another vendor to meet Parkway Towers needs.
- Approved bid to repair the roof of the main entrance leaks with Maximum Leak Repair at 2,450.00. Motion made: David Auten; second Henry Meadows; all present in favor.
- Approved bid to repair 16th floor roof edge with Maximum Leak Repair at 1,842.00. Motion made: David Auten; second Henry Meadows; all present in favor.

New Business

- Reviewed the Reserve Analysis Report draft from McCaffery and should have 837,000 in reserve / funded 15%.
- Ruth Williams resigned as secretary to Parkway Towers board and moving to Castle Rock. Will ask Cathe to put a notice in the elevator that we need another member.
- Mimi Pechon – 806/808 requests a small washer/dryer in old bathroom.

Adjournment

- No other business came before the board. Motion to adjourn at 9:59pm.

Respectfully submitted by
Kathleen Benham , Vice President