

MINUTES
PARKWAY TOWERS HOME OWNERS ASSOCIATION

MEETING August 24, 2010

Record of Proceedings

Call to Order & Roll Call

- Called to order at 7:03pm, August 24, 2010 by Henry Meadows; President
- Directors present: Henry Meadows; President, Robert Boczkiewicz; Vice President, David Auten; Treasurer, Kathy Benham; Secretary, Tim Campion, Member at Large.
- Weststar – Ricardo Lases
- Members present: John Thomas – 1407, Paul Giroux – 1504, Debra Hamon – 906, and Scott Anderson – 304, Pat Kulp – 1203, Cecil Kalthoff – 1106, Roger Radke – 1501, John Schneider – 1202, Lori Dumann – 1003.

Home Owner's Forum

- Paul Giroux – When will the lobby ceiling be repaired? Need one more bid and will choose a vendor ASAP.
- Cecil Kalthoff – Reviewing types of carpets and tiles for the lobby floor. Our lobby floor is unlevelled for tiles at this time. Installing new carpet/tiles in lobby and floors are on hold because of the damage to the lobby ceiling.
- Roger Radke – Water is rushing between the 16th and 17th south stairwell. Weststar to look into.

Acceptance of Previous Meeting Minutes

- Motion made: Robert Boczkiewicz; second: Tim Campion; all present in favor.

Acceptance of Previous Financials

- Approved the Pending Audit. - Motion made: Tim Campion; second David Auten; all present in favor.
- Need proof from Weststar that it moved 20,000 from the special assessments (parking structure) to the balance of the loan at the bank and bank loan balance is 50,000 and 13,000 is in the special assessments account.
- Weststar to create an excel spreadsheet for cost of the electric, gas and water invoices per monthly/year for the common areas of the building and the percent of increase.

Unfinished Business

- Table Cory's Carpet for the common areas.
- Approved: Full Spectrum Lighting, Inc to remove and install eight lighting fixtures on the walls around the pool area for \$570. Cathe will pick up the lights @ \$13.00 per light. Before removal and install of the new fixtures. Need another

bid besides Dan's bid for the pool repair walls first. Motion made: Kathleen Benham; second David Auten; all present in favor.

- Closing the pool on September 13 2010.
- Emergency Procedures Plan:
 1. Power Outage book to reset AC/Heat and Boiling.
 2. Board Member will meet in lobby
 3. Buddy list completed to assist tenants in need
 4. Need a fire warden for each floor.
 5. Approved: Notice to all owners to check smoke detectors, sign and return to Parkway Management by September 15th or PWT Management will complete the test at a charge of \$25.00. Using a Fire Department form in which the OWNER certifies by signature that a smoke detector is working. Motion Made by Robert Boczkiewicz and Kathleen Benham. In favor were Henry Meadows and David Auten. Abstain was Tim Campion.

New Business

- Approved: Proposal for Fitness Room Repairs and Painting by Pressure Washing Plus, LLC at \$395.00. Motion made: David Auten; second Tim Campion; all present in favor.
- Need Pressure Washing Plus, LLC and Renewal Restoration to rewrite the bid for the pool area walls that need to be repaired before painting. Once written will sign the contract by e-mail for best offer. Need another bid for the lower pool walls and fitness room ceiling besides Dan Eikermann.
- Will review snow removal bids off line.
- Still having Sunshine cleaning issues and Weststar will call them. Cathe (PWT Management) will take pictures of trouble areas. We pay Sunshine Cleaning service about \$900 per month.
- Laundry Room Leases (Automatic Laundry Company, LTD) is supposed to clean the dryer lint filter not Sunshine or PWT. Weststar to call.
- Lobby ceiling and floor damages bids will be reviewed in pre-meeting on September 7th.
- Weststar to ask Choice why 2 of the 4 chillers work.
- Ask plumbers what caused the issue of unit #202 and #208 water damage from fan units

Adjournment

- No other business came before the board. Motion to adjourn at 9:38 pm. Motion made: Tim Campion; second Kathy Benham; all present in favor.

Respectfully submitted by
Kathleen Benham, Secretary