

MINUTES
PARKWAY TOWERS ANNUAL MEETING
FEBRUARY 13, 2012

Record of Proceedings

Call to Order

- The meeting was called to order at 7:06 pm by Robert Boczkiewicz, President
- Present Board Members: Robert Boczkiewicz, President; John Schneider, Treasurer; Tim Campion, Secretary; Joseph Page, Member-at-Large; Nat Sekhar; Vice-President
- Weststar Management, Ricardo Lases
- Parkway Towers Manager, Cathe Mitchell
- PWT Attorney, Kim Porter
- Unit owners present – 33, Proxies - 24

Total of 54

NOTE: At the end of the meeting, the sign in sheet had 35 names signed in, plus 2 Board members that did not sign the sheet, therefore during the meeting we had a total of 37 unit owners present.

President Robert Boczkiewicz introduced the Board Members. He pointed out that the Board in June 2011 appointed Joseph Page, a long-time resident of the building, to fill the vacancy created by the resignation in March 2011 of Kathy Benham. Robert also pointed out that the Board in September 2011 appointed Nat Sekar, a long-time owner of a unit in the building, to fill the vacancy created by the resignation the same month of Brian Vick. Nat is a professional engineer. At this point each owner present introduced themselves.

Robert read the mailing that was mailed out announcing the Annual Meeting. One owner had received the notice of the Annual Meeting in an envelope with a notice of Postage Due. No one else had to pay extra postage for their notices.

Acceptance of Previous Meeting Minutes (October 23, 2012)

Motion to waive reading the minutes was made by Mel Norton; Seconded by Greg Nelson; All present in favor

Comments: Jane Ward asked about the *status of the limited declaration*. Presently that is 'on hold.'

Motion made to approve the minutes made by Mel Norton; Seconded by David Auten; All present in favor.

Report of 2011 Financial Statement by John Schneider, Treasurer

Cash on hand: January 1, 2011 -	\$6958.00
December 31, 2011 -	\$221.06
Reserve Status: January 1, 2011 -	\$130,411.00
December 31, 2011 -	\$81,619.11

Reserves were depleted due to HVAC expenses of \$27,473; lobby remodeling - \$31,244; and an insurance payment of \$12,650.

2012 Budget comments:

HOA Income from homeowners' dues increases to \$439,468 from \$404,345 in 2011. As of Feb 13, 2012 the association had \$63,000 due to it from delinquent owners. We budgeted a \$44,000 contribution to our reserves for 2012. These are the main reasons for the increase in monthly dues this year.

Budget comments from homeowners:

Mike McCasland

1. What are we going to do with the 10% of delinquent owners?

Kim Porter, attorney, explained the established collection policy in effect.

Debbie Hamon – commented on her rental collection policy.

Gail – what is the statute of limitations on debt collection? Kim Porter – 6 years.

Kathy Benham – to save water we could install water saving shower nozzles.

Mike McCasland – if a renter of a parking space is delinquent in payments, can the space be sold?

Debbie Hamon – the west parking lot needs to have the space numbers repainted.

John Thomas – is it possible to track down the delinquent accounts?

Acceptance of 2011 Financial

Motion made: Joseph Page

Second: Nat Sehkar

All present in favor.

Report of Officers

Robert gave a report on this years building expenses and the cost. He also enumerated the many steps taken to reduce expenses.

John Thomas asked about the status of the Historic Landmark Designation. Due to the amount of work needed to follow up on this, John Schneider, will transfer this project to Joseph Page.

Election of Officers

- Tim Champion, Secretary, term is up and he stated he was running for re-election.
- Nat Sehkar – Vice-President, was appointed by the Board to replace Brian Vick but resigned due to a personal workload.
- Joseph Page – Member-at-Large, was appointed by the Board to replace Kathy Benham who resigned.

Nomination for Officers

- Tim Champion
- Joseph Page
- Justin Chris-Tenson

A paper ballot was taken and Kim Porter announced that all three nominees had been elected.

At this point, Board President, Robert Boczkiewicz, explained in detail a proposed Special Assessment to paint and carpet the building hallways. At the end of this meeting we will convene a special meeting to vote on this proposal.

Owners' Forum

- Mel Norton –

1. What is the total number of vacant units? We have 4 bank owned units plus Unit 103, vacant in the process of being remodeled and sold.
 2. How many units are in arrears at this time? 18
 3. Is work on the parking deck finished? Yes
 4. Who won the Christmas lighting prize? April
- Gail – Are we de-icing the parking lot? Yes
 - Mike McCasland – is the Board compensated for their work? No
 - Deore Bullert – commented that the parking area on the north side of the building is always extremely slippery in icy weather, and asked that we sand or de-ice it better.
 - Branislav Strizak
 1. commented that nitrate chloride is good for de-icing
 2. asked what is the Boards' opinion of the building HVAC system.
 3. Has Choice Mechanical (HVAC company) made a study of the system?
 4. Do we have a Reserve Study in effect?
 5. He is not in agreement with the new \$75 Party Room usage fee.
 - David Auten – commented on the building history.
 - Kathy Benham – asked about replacing the plumbing 'stacks' in the building.
 - Homer Gallan – asked how Brown Bros, (parking lot) did the repair work in the cold?
 - Wayne Bard – complained about 'banging noises' in the building during off hours. Cathe will post a notice reminding residents of work hours.
 - Kathy Benham
 1. Asked who will control the proposed non-refundable damage fee of \$100? Will contractors working in the building have to pay that?
 - David Auten – commented that if the Party Room was 'nicer' maybe we could rent it to outside renters.
 - Homer Gallan – asked if the new move-in/out fee was presently in effect. It is and is presently being reconsidered.
 - David Auten – asked if the move-in/out fee was common in other buildings.
 - Homer Gallan – commented that the cleaning person, Estella, dumps water in the middle of the parking garage.

Drawing for HOA Fee Credit

The drawing was done by Kim Porter.

1. Winner is Mel Norton
2. Second is Branislav – he transferred the credit of \$50 to the Board members - \$10 each.

Adjournment

No other business came before the Board. Motion to adjourn at 9:05 p.m.

Motion made: Jane Ward

Second: Debbie Harmon

All present in favor.

Tim Champion
Secretary

MINUTES
SPECIAL MEETING FOR THE SPECIAL ASSESSMENT OF \$60,000.00 TO
RECARPET AND REPAINT THE BUILDING HALLWAYS
FEBRUARY 13, 2012

Record of Proceedings

Call to order: 9:05 p.m

Robert Boczkiewicz, President, made a short presentation of the assessment. Kim Porter, attorney, stated that even though the unit owners do not need to approve the assessment, the Board decided to have it put to a vote.

John Schneider – made a detailed presentation of the assessment with sample and color boards, highlighting the fact that there has been no sprucing up of these areas in many years.

Unit Owners' comments:

Mel Norton – asked which carpet would be chosen.

Homer Gallan – stated that he was not in accord with the assessment.

Robert Fair – asked approximately how much would each unit be assessed.

Gail – asked how the different unit assessment amounts were calculated. Kim Porter stated that the amounts were in the Declarations. (Based on square footage). In Chart – amount X(times) 3.

Kathy Benham – is the amount assessed for unit 105 pro-rated?

Jane Ward – stated that in this economy, as assessment is a hardship for many. Maybe it is better to spend the assessment money to fix the plumbing problems.

Branislav Strizak– asked what is the life of the carpet.

- has the Board thought of acquiring bank financing instead of an assessment.

Deore Bullert– spoke in favor of new carpets since they have not been replaced in 20 years.

David Auten – proposed that we investigate alternative financing.

Branislav – what is our priority, paint or piping?

Homer Gallan – commented that he felt there is nothing to prevent the Board from making future assessments.

Kathy Benham – do the carpets have a lifetime warranty?

Gregg Cupp – the Board is not recommending yes or no.

A paper vote was taken at this time:

Results: No – against the assessment – 24
 Yes – for the assessment - 20

There will be no assessment.

Meeting adjourned at 9:45 pm.

Tim Campion
Secretary