

MINUTES
PARKWAY TOWERS HOA BOARD MEETING
NOVEMBER 27, 2012

Record of Proceedings

Call to Order

- The meeting was called to order at 7:03 pm by Robert Boczkiewicz, President
- Present Board Members: Robert Boczkiewicz, President; John Schneider, Treasurer; Tim Campion, Vice-President/Secretary; Joseph Page, Member-at-Large (on cell phone); Ricardo Lases, Weststar Management; Cathe Mitchell, Manager
- Excused Absence: Justin Chris-Tenson
- Unit owners/renters present:

Roger Radke – 1501	Debra Hamon – 906
Shirley Williams – 1202	Jill Hrobsky - 1207
John Thomas – 1407	Gregg Culp - 308

Home Owners' Forum

There were no comments from the homeowners present.

Acceptance of Previous Meeting Minutes (October 23, 2012)

Comments: Tim – what is the status of the Xcel rebates? Ricardo stated that the rebate application had been sent to Xcel Energy.

Tim – asked for clarification on the “providers” of our insurance company.

Tim – asked if Kim had responded to Justin’s question with respect to special assessments being earmarked for “end-of-life” equipment. Ricardo’s gave a detailed answer that was complicated, but Kim’s final assessment was that she definitely did not recommend it.

Motion to accept the October minutes was made by John Schneider and seconded by Tim Campion

Report of October Financial Statement by John Schneider

Operating Acct Balance a/o 10/31 = \$21885

Reserve Acct Balance a/o 10/31 = \$136,693

Operating Acct Balance COB 11/27 was \$41,649

Operating Account Balance after all pending checks = \$12,598

Reserve Acct Balance COB 11/27 = \$140,360

Reserve contributions for the year is on target for a contribution of \$44,000 for the year - 18% funded

Acceptance of October 2012 Financials

Motion made: John Schneider

Second: Joseph Page

All present in favor.

Unfinished Business

- 5A HVAC Preventative Maintenance Proposals:
Three companies submitted proposals; Choice Mechanical Inc., Aspen Air and Mechanical, Inc., and Evans Redmond Heating and Air Conditioning Inc.

The Board voted by email to continue with Choice Mechanical, to be ratified at this meeting. Motion made to accept the Choice Mechanical proposal by John Schneider, Seconded by Tim Campion. All present in favor.

- 5B Weststar Management Contract:
Motion made to continue with the Weststar Management building management company for another year:
Motion made: John Schneider Second: Tim Campion All present in favor.

- 5C 2013 Budget:

For 2013 there will be no increase in dues.

The Board considered two versions of a proposed 2013 budget – one version with no dues increase and another version with a 2% increase in dues to add to Reserves.

Motion to accept the proposed 2013 budget as stated with no increase:

Motion made: Joseph Page Second: John Schneider All present in favor.

Motion made to accept the budget;

Motion made: John Schneider Second: Joseph Page Three yays, one no.

New Business

- 6A Brown Bros. Parking Deck Maintenance Proposals:
Ricardo commented that Joe Dougherty said that we should use more ice melt on the north side of the deck where the snow plow damage is. The ice melt would not damage the deck covering.
Discussion followed on whether or not to repair the snow plow damage (\$2,598.00) this year or wait until next year. Joseph Page asked if our warranty would be affected by not repairing it.
Motion made to repair this year by Tim Campion. Second: John Schneider
Vote: Two yays. Two no. Justin to vote by email.

- 6B New Operator (electric motor) Replacement for Garage Door (\$1,775.00):

Action: Ricardo to ask Colorado Garage Door Service to removed the following from their proposal; “this issue was present prior to the installation of the new door”.

- 6C Discussion on the WiFi status in the building:
The system is presently shut down due to unauthorized downloading of information. Cathe and Sean have changed the password and will be issuing it to individuals, recording who receives the password.

Action: Ricardo to investigate what further safeguards we can install on the WiFi. Individual login codes? Parental controls?

Ricardo gave an update on the installation of the Integra telephone system. At this point there is no progress because Integra has not found a way to wire the system. The Century Link wires are too old to use and they cannot drape the wires on the outside of the building. It is also against building code to string the wires in the elevator shaft.

The main reasons to change from Century Link was to reduce costs and for the installation of security cameras on the 17th floor rooftop (piggy-backing on the Integra wiring). We would also have WiFi available on the 17th and 16th floors.

Ricardo mentioned that at this point most likely the cost savings to change systems would not be worthwhile.

- 6D Bicycle Rack – general discussion on where to place a rack:

The question of HOA liability arose. The HOA would have no responsibility for theft; would fall under the homeowner's insurance policy. Joseph recommended that the HOA place a large sign wherever the bike rack is placed stating that bikes are placed at owner's risk.

Action: Ricardo, please have the bike rack company inspect the building and suggest where the best place would be to install the bike rack.

- 6E Party Room Fee:

It was decided to rescind the present party room fee of \$75.00 due to resistance by some of the residents. The original arrangement of a \$250 cleaning/damage refundable deposit will remain in effect.

Motion made: John Schneider Second: Tim Campion All present in favor.

- Manager's Report: The owner of unit 904 will be sent a fine letter by Ricardo.

Correspondence

None

Executive Session.

The Board decided on Holiday gifts for Cathe, Sean, and Manny Costin of Southwest Trash.

The next scheduled Board Meeting will be held on Tuesday, December 18, 2012 at 7:00 pm.

The meeting adjourned at 8:45 pm.

Motion made: John Schneider

Second: Tim Campion

All in favor.

Tim Campion
Secretary

