

Parkway Towers Board of Directors Meeting

Meeting Minutes

February 26, 2013

Unit Owners Present: Roger Radke (1501); John Thomas (1407); Debra Hamon (906); Gregg Cupp (308);
Melvin J. Norton (1408); Paul Giroux (1504)

Next meeting: March 26, 2013, 7 p.m., Parkway Towers Library Room

1. Call to Order

Present Board Members: Aaron Shaffner President, Robert Boczkiewicz Vice President, John Schneider Treasurer, Jill Hrobsky Secretary, Jeff Teter Member At Large, Ricardo Lases Weststar Management, Cathe Mitchell Building Manager

2. Homeowners Open Forum

Paul Giroux asked about elevator bulletin boards.

Ricardo said frames are the wrong size, hopefully fixed by next meeting.

Debra Hamon welcomed new board members.

3. Approval of Previous Minutes

Motion: Robert Second: John All in favor

4. Review of Current Financials

Operating Acct Balance a/o 01/31 = \$37,379

Operating Acct Balance a/o COB 02/26 = \$56,266

2013 Beginning Ops Acct Bal = \$28,109

Low for 2013 = \$25,722 on 01/02

High for 2013 = \$58,498 on 02/11

Low for last 30 days = \$36,732 on 01/29

High for last 30 days = \$58,498 on 02/11

Residual balance after checks debited = \$41,043

Reserve Account Balance a/o 01/31 = \$147,916

Reserve Account Balance a/o 02/26 = \$156,286

Budget Report

HO dues up by \$3,854 – normal

Income up by \$3,584

Electric and heat down

Operating expenses down by \$3,091

HVAC repairs already down by \$1,656

Plumbing down by \$1,311

Maintenance expenses down by \$3,649

Admin expenses down by \$3,998

Net income/loss = ahead by \$14,320

*No financials online for November or December

Approval of financials pending audit

Motion: John Second: Jill All in favor

5. Unfinished Business

Bicycle Rack

Aaron suggests holding off on making a decision because of cost. He did a preliminary Craigs List search and found a used rack for \$100 that holds 9 bikes.

Gregg Cupp and Cathe spoke on an outside rack

Aaron will spearhead the effort to find a cheaper option rather than the brand new proposals by Snyder's.

Cathe said 40 people have expressed/written down that they would like to house a bike in the rack.

Wiring Installation-Wifi/Camera Monitoring

Of the existing proposals, Ricardo recommends keeping with our current carrier to see if they can provide us with Internet on the 16th and 17th floors. Board members want cameras in pool area to be functional before the pool opens for the season.

Board agrees to hold off on making a decision about a carrier until Ricardo can talk to our current provider.

Pool Maintenance

Robert has some concerns about the proposal by 5280 Pool because of the 6-day clause and the closing costs in the proposal. Plus, what will they do when they open the pool? We need more specifics outlined.

Ricardo doesn't feel switching to Pool Man from our current pool provider Elite, would be worth it.

Ricardo will investigate the questions Robert brought up about 5280 Pool proposal and the board can make a decision about which company to go with at our next meeting.

John asked Ricardo to look into "Diamond Granite" or a similar product to cover the pool surface, get rid of the current liner and not have to repaint the pool every year.

Elevator Inspection

John makes a motion to proceed on elevator repairs

Second: Robert All in favor

Additional items from the board

Jill asked about the January meeting items that we didn't get to: trash and parking deck repairs.

Cathe said there have not been any clogs since locking the first floor trash chute.

Cathe will look into adding bigger recycling bins in a different area than the trash room.

Jeff brought up the 6 people who are delinquent with dues and the fact that the total is \$60,000. When Jeff asked about working the number down Ricardo said they have tried multiple tactics but would rather discuss it at the executive session.

6. New Business

New Officers

Aaron Shaffner – President

Robert Boczkiewicz – Vice President

John Schneider – Treasurer

Jill Hrobsky – Secretary

Jeff Teter – Member at Large

SB 1237 – Adoption of Inspection and Copying Policy

Must blind cc when Cathe and Ricardo email all residents. We cannot divulge anyone's email or phone numbers legally.

Motion: Aaron Second: John All in favor

17th floor concrete repairs and bathroom repairs/remodel

Proposal from Maximum Leak Repair, LLC \$3,103

Motion: Robert Second: John All in favor

Aaron will talk to Justin Chris-Tensen and David Auten about their ideas for remodeling the bathroom next to the pool.

Manager's Report-Action Items/Reports

Look at proposal for the 16th floor and part of the 17th floor

Wifi on 16th and 17th floors

Bike Rack

Repairs to parking deck- still leaking at 14, 15, 16, by Melvin Norton's car and in the drive area behind spaces 17, 18, 20 and 21. Ricardo will find out from Brown Brothers what the warranty includes. HOA must keep up maintenance in order to keep warranty valid but what do we get from the warranty if there are leaks that can never be fixed? Board is holding off paying Brown Brothers remaining balance until we can get a better explanation about warranty.

Cathe talked about metal plate for expansion joint in parking garage. Our contact at Brown Brothers will be asked about metal plate option.

Additional Items

Paul Giroux proposed change to the 17th floor elevator code for security reasons. Aaron suggested we also look into getting a quote to rekey the whole building for added security. Ricardo will get a quote.

7. Correspondence

N/A

8. Executive Session

The general session concluded at 8:32pm at which time Executive Session began

Ricardo presented the board with a personnel issue.

Adjournment

8:53 PM