

Parkway Towers Board of Directors Meeting

Meeting Minutes

March 26, 2013

Present: Roger Radke (1501); John Thomas (1407); Debra Hamon (906); Larry Bargas (901); Paul Giroux (1504); Carol Harlor (203); Tim Campion (1507); Molly Teter (803); Janet West (202); Joseph Floss (202); Wanda Siede (202); Crystal Nodsce (801); David Auten (1201)

Next meeting: April 23, 2013, 7 p.m., Parkway Towers Library Room

1. Call to Order

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

2. Homeowners Open Forum

Joseph Floss unit 202 – Proposed Parkway Towers gets a new management company. He was frustrated about the heating and cooling in his unit.

Debra Hamon unit 906 – South entrance was not properly salted the morning of Sunday, March 24th.

David Auten unit 1201 – He saw that the snow was totally plowed by Lightning Mobile and could see the surface of the parking structure.

Joseph Page unit 207 – the repaired seams on the parking surface outside are very slick when it snows so could those be grated/texturized and also, please don't pile up the snow from the removal process in his parking spot.

Jeff Teter unit 205/803 – His second floor unit was flooded and ruined. He would like to figure out a plan of action to go forward to prevent this in the future.

Carol Harlor unit 203 – was also affected by the flood and is excited to talk about plans of actions with the floods.

3. Approval of Previous Minutes

Motion: Robert **Second:** John

All in Favor

Review of Current Financials Balances

Operating Acct a/o 2/28 = \$43,152

Operating Acct a/o COB 3/26 = \$66,025

Residual after Pending Checks = \$40,617

30-day High = \$66,931 on 3/15

30-day Low = \$51,667 on 3/1

YTD High = \$66,931 on 3/15

YTD Low = \$25,722 on 1/2

2013 Starting = \$28,210

Reserve Acct a/o 2/28 = \$153,332

Reserve Acct a/o COB 3/26 = \$157,082

Operating Expenses

Electric = (\$2,000)

Gas = (\$3,000)

Water = (\$1,000)

Total = (\$7,000)

Maintenance Expenses

HVAC Repairs = (\$4,556)

Painting = (\$1,000)

Plumbing = (\$2,500)

Repairs & Maintenance -On Call = (\$2,500)

Total = (\$8,600)

Administration Expenses

Insurance = (\$3,100)

Total = (\$4,000)

Total Under/Over = (\$20,300)

No financials posted online for 2013

Special Assessment Estimates: If a special assessment is approved to pay for Option 1b or Option 2 contained in the proposal by Choice Mechanical Inc. (see below under New Business), the price per square foot would roughly be as follows:

~ \$700,000 SA = ~ \$6.95/sq. ft.

~\$1.3MM SA = ~ \$13.90/sq. ft.

Motion: John **Second:** Jill

All in Favor

4. Unfinished Business

Wiring Installation-

Century Link was not able to come out so this topic will be discussed at the next meeting.

2013 Pool Maintenance Proposal-

5280 Pool's proposal was very thorough and \$900 cheaper .

Motion to accept 5280 as our new pool maintenance provider .

Motion: Aaron **Second:** John

All in Favor

5. New Business

Choice compressor's estimate is \$8,640.

Ricardo is going to get two more estimates for the compressor.

Leak from 3/12/13 was discussed in conjunction with the one proposal from Choice, which includes three options and estimates.

Option 1a: Replace stacks' steel piping with rust proof plastic coated metal pipe, \$660,000.

Option 1b: Same as 1a plus add thermostatically controlled valves on each coil, \$690,000.

Option 2: Replace each coil with self-contained heating-pump/cooling units, \$1,245,000.

John Schneider broke down how the three options break down per unit owner over a 12-month period. Ricardo is looking into how Choice's three options break down in a 24 or 36-month special assessment.

Jeff Teter had an independent mechanical engineer Scott Lohr of the Lohr Design Group, look at our HVAC pipes. Scott Lohr submitted a \$3900 proposal to evaluate Parkway's heating/cooling system and recommend prioritized upgrades. He is an independent engineer and would not be connected with the work.

Robert Boczkiewicz asked Ricardo to get two more engineers bids. Once that happens, the board can get a better plan in place and then a timeline for when to execute that timeline and also, how to pay for the plan.

Cathe mentioned Choice's recommendation for a moisture meter. A moisture meter might help the building proactively deal with future floods.

Dave Harlor talked about creative financing to achieve the buildings goal of taking care of the HVAC worries. John Schneider proposed that after all of the engineers' estimates are submitted, a group to discuss creative financing should be formed.

Community Forum-

Insurance Responsibilities meeting will take place on April 15, 2013 at 7pm. Ricardo will make sure the information relayed in that meeting is put on the web for people who are unable to attend.

Motion to approve the time and date of the community forum.

Motion: John **Second:** Jill

All in Favor

2 other bids came in for the flood repair and 5280 Dry Wall and Repair came in under the other two proposals. Motion to approve 5280 proposals.

Motion: Robert **Second:** John

All in Favor

6. Correspondence

N/A

7. Executive Session

The general session concluded at 8:28pm and at 8:35pm the executive meeting was called to order.

Addressed Mr. Floss's concerns

Ricardo will meet with an engineer about Unit 207 regarding the gap in the floor to the wall and ask if they do HVAC engineering work.

Approve a proposal for the HVAC engineering work via email after we get all three proposals from engineers, ratify next meeting.

Look into getting a preliminary assessment on our plumbing needs as well.

8. Adjournment

9:10 pm