

Parkway Towers Board of Directors Meeting

Meeting Minutes

June 25, 2013

Present: Roger Radke (1501); John Thomas (1407); Debra Hamon (906); Tim Champion (1503); Joseph Page (207); Paul Giroux (1504); David Auten (1201)
Next meeting: July 23, 2013, 7 p.m., Parkway Towers Library Room

1. Call to Order

7:00pm

Present: 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

Joesph Page (207)- Is there an update on 2nd floor carpeting? The water pressure in living room stack in 207 is weak so Joseph has no air conditioning in living room and bedroom. Can this be looked at? The garage door is louder than normal. Can it be looked at? The sound is different than what he has been accustomed to over the last several years. There is an overwhelming smell of marijuana in the 2nd floor and lobby.

Tim Champion- (1503) knows that other HOA's that have outlawed marijuana use in the units.

Debra Hamon -(906) was overwhelmed by the marijuana smell in the lobby and elevators.

Paul Radoux- Please post new rules about the pool. He went up to the pool recently and the area was a mess. If the pool is being cleaned, we need to make sure everyone leaves the pool to ensure the pool is cleaned properly.

John Thomas (1407)- The pool furniture needs to not be in the pool area. The garage door wont close when you press your garage door opener.

3. Approval of Previous Minutes

Motion-Jill Second-John All in Favor

4. Review of Current Financials

Account Balance Review

- Operating Acct a/o 05/31/2013 = \$40,673
- Operating Acct a/o COB 06/26/2013 = \$66,022

- Residual after Pending Checks = \$42,291
- 30 Day High = \$89,029 on 05/29/13
- 30 Day Low = \$49,127 on 06/05/2013
- 2013 Starting Balance = \$28,210
- YTD High = \$89,029 on 05/29/2013
- YTD Low = \$28,210 on 01/02/2013
- Reserve Acct Balance a/o 05/31/2013 = \$163,122
- Reserve Acct Balance a/o COB 06/26/13 = \$166,872

Income

- YTD HOA Dues = \$183,056
- YTD HOA Dues Variance = (\$32.18)
- YTD Total Income = \$195,656
- YTD Total Income Variance = \$2,320

Operating Expenses

- Electric YTD Variance = (\$5,123)
- Gas YTD Variance = (\$4,641)
- Water YTD Variance = (\$2,005)
- Total YTD Variance = (\$11,817)

Maintenance Expenses

- Electrical & Electrical Supply YTD Variance = (\$3,130)
- HVAC Repairs YTD Variance = (\$5,683)
- Plumbing YTD Variance = (\$5,172)
- Repairs & On-Call Maintenance YTD Variance = \$4,193
- Total YTD Variance = (\$11,615)

Administrative Expenses

- Insurance YTD Variance = (\$3,119)
- Payroll YTD Variance = (\$1,166)
- Total YTD Variance = (\$5,780)

Reserve Contributions

- Reserve YTD Contributions = \$18,750
- Reserve YTD Variance = \$0

Total Expenses YTD Variance = (\$29,212)

Net Income/(Loss) = \$31,610

Motion: John **Second:** Robert **All in Favor**

Unfinished Business

- a. Engineer Report- Scott Lohr has completed several steps.

Jeff Teter, Jill Hrobsky and Ricardo Lases sat in on a meeting with engineer Scott Lohr and Pat from Choice Mechanical. The meetings purpose was to have Pat answer Scott's questions about the building since Pat is so familiar with the building. Scott recommends that the board approve a proposal for a maximum of \$1000 to perform an ultrasound test of the 6 main stack pipes.

Board unanimously approves Scott Lohr's recommendation to approve proposal for the ultrasound test of the 6 main stack pipes at a cost no greater than \$1000.

- b. Handy Man search- Ricardo has many resumes and has conducted a few interviews. He is not impressed and would like guidance from the board on how to proceed.
- c. Tim Champion has been approved as a volunteer to have a master key to deal with any emergencies that arise if no board members, Cathe or Ricardo are available.

Motion: John **Second:** Robert **All in Favor**

- d. Thank you Roger Radke for loaning John Schneider and David Austen his truck to bring the picnic table.

Ricardo Lases will follow up with Kim Porter on association's liability if we had an AED in the pool area.

New Business

- a. Proposal by Maximum Leak Repair LLC for \$8650.00 to repair various issues with exterior ceilings, walls and floors on the 16th floor. In order to have the repairs done without delay, the Board waived its standard policy requiring more than one bid for proposals exceeding \$3000.

Motion John **Second** Robert **All in Favor**

- b. Proposal by Lightning Mobile for \$1300 to power wash the parking deck and garage

Motion John **Second** Jill **All in Favor**

- c. Manager's Report – 17th floor repairs have been completed as proposed. We still have to complete 16th floor repairs which should start this week. Internet is available now and the cameras are working. Brown Bros repairs occurred last week and appear to be successfully completed since it has rained after the repairs and no leaks have appeared.

- d. Additional Items from the Board-

Pat at Choice Mechanical recommended certain showerheads to cut down on water usage.

Summer party- Interest, When, Where?

- 7. Correspondence

- 8. Executive Session

General session adjourned 8:17pm

Adjournment

8:25pm