

Parkway Towers Board of Directors Meeting

Meeting Minutes

March 25, 2014

Present: Tim Campion (1503); Roger Radke (1501); Debra Hamon (906); Paul Giroux (1504); Carol Harlor (203); Robert Guschewski (1403); Jim McTiernan (1101); Shirly Williams (1202); Tima Seiler (408); Gregg Cupp (308); Ben Raitano (1005); David Auten (1201); John Schneider (1201); Deore Bullert (804); Melvin S. Norton (1408); Benjamin Glenday (405); Flo Raitano (1005); Kathleen Benham (1008); John Thomas (1407); Rita Tsalyuk (708);

Next meeting: April 15, 2014, 7 p.m., Parkway Towers Library Room

1. Call to Order - 6:30pm and again at 7:00 p.m.

Present: Jill Hrobsky President, Aaron Shaffner Vice President, Jeff Teter Secretary, Joseph Page Treasurer, Ricardo Lases Weststar, Cathe Mitchell Manager, Absent- Robert Boczkiewicz Director at Large

2. Homeowners Open Forum

Since Mr. Boczkiewicz was ill and Mr. Shaffner's presence was required at a work related meeting which would have caused him to leave our board meeting early, so it was decided to begin the HOA meeting 30 minutes before the posted time. The intent was to review the perfunctory agenda items during the time Mr. Shaffner was present, and save the weighty topics once more residents had arrived. Mr. Campion took acceptance and gave the board members a severe tongue-lashing for their decision. Feeling chastened, the board acquiesced to Mr. Campion's wishes, ceased deliberations and resumed the meeting promptly at 7:00 p.m.

Tim noted a leak "in the garage by Bob's car" and added that a spa remodel was "not reasonable" when we're faced with a \$3 million HVAC obligation. Mr. Radke echoed Tim's view.

Mr. Radke requested an update on the salon remodel. Miss Mitchell discussed the clean-up process and said after logging and photographing, the "stuff was sent off to Habitat for Humanity."

Mr. Auten inquired about the budget/timing for apartment project demo and build-out. The board responded that the budget was \$23 thousand and the work would be completed in 3 weeks.

Mr. Raitano inquired whether the board had picked a vendor to replace the pool liner. Aaron responded that Natara, Inc had been chosen.

The board agreed to Miss Benham's request to add a date to any publicly posted communication.

Mr. Giroux said his brother is a plumber and IHHO, the plumbing work done on the boiler over the past 30 years, is "piece work" and "poor control" (lacks consistency.) Mr. Giroux asked anyone who moves the pool furniture to return it to the original location afterward.

Homeowners Open Forum (con'd)

Miss Bullett inquired about the condition of the carpet and furniture on the 16th floor and whether consideration has been given about replacement.

Mr. Thomas asked what the HOA could do to mitigate the bird problem and resulting leave behinds on his deck. The board suggested that John hire Mike after he is finished with his PWT job duties.

3. Approval of Previous Minutes

Motion- Jill **Second-** Aaron **All in Favor**

4. Review of Current Financials

Account Balance Review

- Operating Acct a/o 02/28/2014 = \$67,400
- Reserve Acct Balance a/o 09/30/2013 = \$217,380

Income

- YTD HOA Dues = \$76,033
- YTD HOA Dues Variance = \$1,666
- YTD Total Income = \$81,456
- YTD Total Income Variance = \$2,042

Operating Expenses

- Electric YTD Variance = (\$1,083)
- Gas YTD Variance = \$1,595
- Water YTD Variance = (\$1,206)
- Total Operating Expenses = \$24,017
- Total YTD Variance = \$576

Maintenance Expenses

- HVAC Repairs YTD Variance = (\$3,668)
- Plumbing YTD Variance = (\$1,989)
- Snow Removal YTD = \$533
- Snow Removal Variance = (\$2,171)
- Total Maintenance Expenses = \$10,573
- Total YTD Variance = (\$12,647)

Administrative Expenses

- Total YTD Variance = (\$1,045)
- Total Administrative Expenses = \$19,530

Reserve Contributions

- Reserve YTD Contributions = \$27,500
- Reserve YTD Variance = \$20,000

Total Expenses YTD = \$81,620

Total Expenses YTD Variance = \$6,884

Net Income/(Loss) = (\$165)

~ Motion to approve the financials

Motion: Joseph **Second:** Aaron **All in Favor**

5. Unfinished Business

a. Community Forum - HVAC System

It was announced that a representative of Citywide Bank will be leading a discussion about possible financing options on April 15th at 6:00 p.m., immediately prior to our next board meeting. The HOA does its' banking with Citywide and they financed our parking deck repairs in 2009. Mr. Page reiterated that the board is still in the information gathering stages and is neutral on its' HVAC position. He went on to say that the board will not act unilaterally and a vote involving PWT unit owners will be taken. Home owners are encouraged to ask questions and share opinions during the forum.

b. Appreciations to Mr. Auten and Mr. Schneider-

For posting the original communication and for providing updates on the heat – hot water repairs.

c. Motion to accept Pool Liner Replacement Proposal from Natare, Inc. and Maximum Comfort Pool & Spa.

By including Maximum Comfort Pool & Spa in the pre-work process, Natare changed their terms and now requires only 70% payment upfront, v 100%. Mr. Giroux asked if an adhesive would be used to secure the liner to the stair risers and treads, since the current liner is detached and makes access to the pool most difficult. The goal is to have the pool open by Memorial Day.

Motion: Aaron **Second:** Jill **All In Favor**

6. New Business

a. Spa Proposal-

A bid for \$17 thousand was received for demo and remodel for the spa – steam room. Two additional bids are being sought. Extensive electrical and plumbing updates will be required to bring the spa – steam room up to current city building codes. Any further discussion has been tabled until a future date.

b. Resolution of the fines levied against Rita Tsalyuk (708)-

The board decided to cut the amount in half to around \$300. Mrs. Tsalyuk asked the board to eliminate the fines altogether. They were related to a former tenant who continually violated the pet and parking policies. Mr. Lases will confirm amount in a follow up letter.

c. Building pump #2 is leaking. Proposals are being sought to repair or replacement.

d. Additional Items from the Board

Mr. Page requested volunteers to help paint the second floor. PWT will supply all of the materials. Sign-up sheet has been posted in the lobby. Mr. Giroux suggested that we raise our standards on volunteer painters.

7. Manager's Report-

Sentry, Inc., the fire protection folks will be at PWT on April 8th to replace the 50 y/o sprinkler heads in the garage. A notice to residents will be sent with a request that their cars must be removed from their parking spaces, so the crew can gain access to complete their task.

Maximum Leak will be patching and painting the balcony canopies on the floors 14 & 15. The salon demo began yesterday. Cathe has received responses from 55% of PWT unit owners on the smoke detector testing requirements. The goal is to get to 100%. This is a City of Denver requirement.

8. Correspondence – none

9. Adjournment 7:58 p.m.

10. Executive Session – none