

Parkway Towers Board of Directors Meeting

Meeting Minutes

June 24, 2014

Present: Tim Campion (1503); Roger Radke (1501); Debra Hamon (906); Jim McTiernan Flo Raitano (1005); John Thomas (1407); Branislav Strizak 1001; Carol Harlor (203); Phil O'Brien (1106) & (202) Shirley Williams (1202); Robert Guschewsky (1403); Larry Bargas (901); Libby Bergstrom (1406); Blake Wenn (1007); Cory LaPrise (1007);

Next meeting: June 24, 2014, 7 p.m., Parkway Towers Library Room

1. **Call to Order** – 7:00 p.m.

Present: Jill Hrobsky President, Robert Boczkiewicz Member at Large, Jeff Teter Secretary, Joseph Page Treasurer, Ricardo Lases Weststar, Cathe Mitchell Manager

2. **Homeowners Open Forum**

Deb Hamon raised a concern about her neighbor in unit 904 who repeatedly locks himself out of his home and then requests access to his unit by climbing over the patio balcony through Miss Hamon's unit, 9 floors up. Deb asked for board guidance; the board responded that she should no longer permit this fellow into her home. Joseph Page inquired about carpet installation on the second floor; Mr. Lases responded that the installation would take place either on Monday, June 30th, or just after the July 4th holiday. Branislav Strizak complained of the performance of the washing machine on the 10 floor. The board agreed to have Mr. Lases follow up with vendor. Joseph Page requested an update on the unit 104 re-model. Mr. Lases said the oven hood will be installed tomorrow and the unit would then ready to be rented. Several prospective tenants are interested in the \$1,200/month, two-bedroom apartment and that it would be rented by July 1. An open house on June 30th will occur for any PWT resident who is interested in touring the unit. Phil O'Brien asked who was responsible for following up on ideas around rebates, grants or low interest loans that might be available from the City, Xcel or HUD. Ricardo Lases said that he would begin a search. Deb Hamon says that she has a girlfriend who resides at Americana Condos, 1121 Albion Street. They recently replaced their boiler at a cost well below \$3 million. Mr. Teter agreed to make contact with Patrick Weldon the property manager – owner for more details on the HVAC updates at Americana. Dr. Raitano has made contact with Xcel about our HVAC system changes; she said that they want to provide input during the earliest stages.

Approval of Previous Minutes

Motion- Miss Hrobsky **Second-** Mr. Boczkiewicz **All in Favor-** 100%

4. **Review of Current Financials**

Account Balance Review

- Operating Acct as of 05/27/2014 = \$44,697
- Reserve Acct Balance as of 05/27/2014 = \$232,545

- Operating Account high balance on 6/5 = \$54,198
- Operating Account low balance on 6/6 = \$38,835

A full set of financials for May/YTD (balance sheet, income statement, check register, YTD accruals, Actual v Plan Comparison) will be available for anyone to view on the PWT page of the Weststar website.

<http://www.weststarmanagement.com/hoa/hoalegals/prkwytwrs/prkwytwrs.html>

Motion to approve the financials

Motion: Mr. Page **Second:** Miss Hrobsky **All in Favor 100%**

5. Unfinished Business

a. Reserve Study Proposals

The board voted to approve the proposal from McCaffery Reserve Consulting for a Level 1 – Full Study with site inspection and quantification of components for \$2,100. This has been required by Citywide Bank as a condition of a possible loan for our HVAC repairs.

Motion- Miss Hrobsky **Second-** Mr. Boczkiewicz **All in Favor-** 10%

Electronically, the board communicated their approval for the repair of a leak in the garage by accepting Choice Mechanical's proposal for \$1,892. The repair has been completed.

b. Additional items from the board–

Jill Hrobsky made a few comments on the recent Community Forum. Feedback from many of approximately 35 attendees believed that the session was “very productive”, people were allowed to be “heard” and were able to give “input” and through a show of hands, an overwhelming number wanted to move forward with the HVAC repairs. Jill said that both engineers, Scott Lohr the independent engineer and Jason Jenkins, President of Choice Mechanical and engineer, agreed on the recommendations before us, and that we should plan now and avoid the likely catastrophic event where we could lose our Certificate of Occupancy and face eviction by the City of Denver. Jill pointed out that there were other options that Scott and Jason did not present to our community, because of the \$4 to \$6 million associated price tag. She went on to say that the board and Mr. Lases were looking at possible grant money from the City of Denver, HUD and rebates from Xcel Energy. We are considering a closed Facebook page to establish an additional way to communicate with unit owners. The facilitator Paul Andretti will have the notes and next steps back to the board within a week. We will distribute the information to everyone straightaway.

6. New Business

a. Aaron Shaffner resigned from the Parkway Towers HOA Board

Robert Boczkiewicz noted, to fill the open position, the board follow the process outlined on page 7, section 6 of the PWT Bylaws which can be accessed through the Weststar website and this hyperlink-

http://www.weststarmanagement.com/hoa/hoalegals/prkwytwrs/prkwy_bylaws.pdf

Mr. Lases will sending out a formal notice to all the unit owners.

b. Request from unit 1008

The owner was incorrectly charged a move-in fee for a delivery of a new couch and chairs. The original check was returned.

c. 2014 Pool Contractor Change

The current vendor had decided to shut down his business. The board voted to bring back a former vendor, Elite Pools. There will no change in the price of this years' service.

Motion: Jill Second: Robert All in Favor 100%

d. Garage Door Repairs Proposal

The warranty is in effect; the repairs will be made for free. It was noted that our garage door experiences around 3,000 cycles per month, 36,000 cycles per year and typically this type of door has a life of 100,000 cycles.

e. Draft of 2013 Audit

No action was taken. Mr. Page would like to review the audit before signing off.

f. Additional Items from the Board

No other items.

7. Manager's Report-

Concrete repairs on most 14th and 15th floor units have been completed. With the renovation of unit 104 our cash on-hand is low (\$44,697), so additional concrete repairs are temporarily on-hold. There was some discussion about placing a bike rack out front. Several locations were discussed. Cost is a factor and finding the place inside the garage proved challenging.

8. Correspondence- No correspondence

9. Adjournment- 8:07 p.m.

10. Executive Session- 8:09 p.m. **Adjournment-** 8:30 p.m.