

Parkway Towers Board of Directors Meeting

Meeting Minutes

August 26, 2014

Present: Roger Radke (1501); Jim McTiernan (1101); (1005); Branislav Strizak (1001); Paul Giroux (1504); Kathy & Greg Kupp (308); Kathy Benham (1008); Cory LaPrise (1007); John Thomas (1407); Carol Harlor (203); Michael MacLauchlan (402); Clara Evans (604); Tim Campion (1503); Debra Hamon (906)

Next meeting: September 23, 2014, 7 p.m., Parkway Towers Library Room

1. Call to Order – 7:00 p.m.

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

2. Homeowners Open Forum

Miss Hamon (906) says the 9th floor is quiet again; unruly rascallions have moved on. Deb volunteered that she sleeps better and once again can enjoy Johnny Carson's monologue without interruption at 10:30 p.m., MDT (KUSA - channel 9). John Thomas (1407) said the elliptical machine is knocking. Miss Mitchell responded that the vendor had been called to fix the machine and she had recently seen him nearby. JP (207) reminded everyone to clear out their clean duds from the washer and dryer, or else! Mr. Giroux (1504) said he vacuumed two tons of lint from the dryer area on the 15th floor. Mr. Strizak (1001) wanted to know if a solution had been arrived at for the 10th floor washer. Miss Hrobsky said the machine wash cycle timing could not be increased and that the vendor had only recorded one complaint since April. Dr. Raitano suggested that Mr. Strizak try another washer in the building and Branislav agreed to do so. Flo volunteered that she took her clothes to Dillon for washing. Mr. Strizak said spiteful smells continue to drift from the 10th floor trash chute lid. Mr. Lases said the repairman said the door had to be replaced and a nationwide search for a new one was in process.

3. Approval of Previous Minutes

Motion- Mr. Page **Second-** Ms. Raitano **All in Favor-** 100% **Abstains-** Mr. Boczkiewicz

4. Review of Current Financials

Account Balance Review

- Operating Acct as of 08/26/2014 - \$16,088
- Reserve Acct Balance as of 08/26/2014 - \$240,158
- Operating Account high balance - \$24,005
- Operating Account low balance - \$1,667
- Mr. Page said he will open a second Reserve Account once the \$250,000 FDIC threshold had been met

A full set of financials for August/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/prkwytws/prkwytws.html>

Motion to approve the financials

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

5. Unfinished Business

a. Draft of Reserve Study

Michael MacLauchlan (402) asked if we could announce or publish an approximate amount per unit for the HVAC special assessment so owners can know to be prepared to set aside their part. The Board responded with a “yes”, but needed to vote to “approve” the Reserve Study first. It was noted by the Board that we are currently \$835,233 short of the consultant’s cash reserve recommendation. The vote to approve the Reserve Study was put on hold, until Mr. Lases could ask the consultant to clearly highlight in the Study, the \$3 million HVAC replacement estimate.

c. Additional Items from the Board

Mr. Boczkiewicz (707) pronounced the theft of a bicycle as told by Miss Mitchell, *“This morning at 4:50 a bike was stolen from the garage. The bike was locked at the garage parking space with two cables. The cables were cut. On the video I was able to view a person dressed in a black hooded jacket, entered through the south front entry door. It is unclear whether the person had a key or used a device like a 'slim Jim' to enter. The person went across the lobby and down the north stairs to enter the garage. The person turned to the left out of camera view. And then reappears riding the bike toward the south past the basement lobby door. In all views it is not possible to identify the person. A police report has been filed. The bike was not registered with the police.”* The police recommend that you register your bikes on their website. The room erupted with fifteen minutes of substantive discussion followed by meeting participants. JM (110) said lock and keys are for honest people and rekeying the building for \$1,900 was a waste of money. JT (1407) asked if the thief had a key, or a slim Jim. BS (1001) offered that the thief had knowledge of the building and inquired to the level of quality of our security camera. Ms. Mitchell said it’s the best! JP (207) believes we should start the rekeying process straightaway. PG (1504) said we must have a crappy camera if we’re unable to identify the guy in the hoodie. KK (308) said while the picture was very clear, the bandit’s head was covered by her black hoodie which blocked any clear view of her face.

6. New Business

a. Parking Deck Repairs

A bid for repairs was taken for \$3,533. A tenant’s car bottomed out and created a hole or tear in the rubber lining at the entrance of the garage door. The tenant is now deceased and the Board is waiting until the appropriate time to approach the family to begin discussions.

b. Gas/Seminole Continuum Retail Energy Pricing

The Board agreed to lock in on current proposal for gas rates for the upcoming year.

Motion: JP Second: Jeff Approved: 100%

c. Website – Online Documents

All PWT documents have been updated on the Weststar website. Thank you Mr. Lases.

d. Manager’s Credentials/Licensing

The Board supports the financial outlay (\$300) for Miss Mitchell’s training classes and State of Colorado HOA license. Classes will take place on 10/18/2014. Colorado has implemented this requirement of

all HOA Managers and Property Management Companies. Weststar will cover the cost of Mr. Lases' training fees and license.

e. Additional Items from the Board

Mr. Strizak (1001) asked the Board to consider an investment in new or used exercise equipment and cited numerous purchase opportunities on Craigslist. The Board will consider an electronic vote, if it decides to move forward. Sentiment in the room is that we fix our leaky roof and HVAC system first before investing in ancillary items.

7. Manager's Report

Ricardo announced that a bike rack is now available to all and is located just outside the lobby. A forceful and hearty round of applause followed. Mr. Lases reported that the vendor who manages the chemical treatment of the water in the HVAC system described a concern around low boiler conductivity, pH and nitrate concentrations, and therefore we face the risk of high corrosion. Ricardo has ordered the appropriate series of counter measures.

8. Correspondence- No correspondence

9. Adjournment- 8:24 p.m.

10. Executive Session- 8:30 p.m.

Discussed two unit owner past due accounts.