

Parkway Towers Board of Directors Meeting

Meeting Minutes

December 16, 2014

Present: Carol Harlor (203); Jim McTiernan (1101); Phil O'Brien (1106) & (202); Debra Hamon (906); Joanne Sullivan (601); Glen Mattau (1501); Paul Giroux (1504); Libby Bergstrom (1406); Clara Evans (604); Marlene Hodges & Scott Anderson (304)

Next meeting: January 27, 2015, 7:00 p.m., Parkway Towers Library Room

1. **Call to Order** – 7:02 p.m. By Mr. Page

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

2. **Homeowners Open Forum**

Ms. Hamon shared her appreciations to Mr. Boczkiewicz, Mr. Page and to the Board for their daily and nightly efforts to keep the boiler going and for keeping the building residents warm. A robust round of applause followed from the audience towards REB and JP. Ms. Hamon shared the recent passing of her friend "Tom." Mr. Boczkiewicz reported the death of long-time resident, Ted Stone (504). Donna Vreeland and Paulette Short shared acts of kindness and good deeds towards Ms. Hamon and the family of Mr. Stone during their difficult period.

Mr. Page reported that the pilot light on the boiler went out. Derek and Pat from Choice Mechanical, our HVAC service provider worked tirelessly through the night. We shared appreciations to those fellas from Choice. Mr. Page reported a necessary valve replacement job for \$500 to the steam pipe system in the garage had been completed.

Mr. Boczkiewicz commented on continued speeding violations beyond the 5 MPH limit. He reminded everyone to follow the rules.

Mr. Mattau asked in the garage door push button was in working order. It is. Mr. Giroux said that he had just observed that two lockers in the garage had broken locks; Cathe will follow up.

3. **Approval of Previous Minutes**

No Motion- since Mr. Teter has not yet submitted November's minutes to his fellow Board Members. He was subsequently tongue-lashed for his tardiness.

4. **Review of Current Financials**

Account Balance Review

- Operating Acct as of 12/16/2014 = \$30,820
- Reserve Acct Balance as of 12/16/2014 = \$249,269

- Operating Account high balance = \$43,698
- Operating Account low balance \$23,865
- A full set of financials for December/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 by Mr. Page Second: Mr. Boczkiewicz All in Favor 100%

5. Unfinished Business

a. Telephone, Internet and Cable TV Services Proposal

As the Board considers the move from CenturyLink to Comcast Cable for phone, internet and cable services for the common areas, JP inquired about a possible bulk services contract for all units in the building. Miss Harlor cautioned the room about possible “bait and switch” tactics used by the cable industry and recommended that we lock in the rate for at least a year. Mr. Page stated that this wasn’t his first rodeo. The Association is looking at a \$2,000/yr savings; no motion was made for a vote.

b. Additional Items from the Board

Robert asked Ricardo about the common area pest extermination plan. The Orkin bug man will be submitting a proposal this week for the common areas only. Our bylaws do not permit the Association from extending or paying for these services inside the units. Jill Hrbosky saw evidence of a presence of mice vis-à-vis a beer can and toilet paper roll.

Rob noted that the Board has increased the rent for the HOA unit 105, by 12%. Mr. Page remarked that coupon books for monthly fees will be mailed soon, but only to those who pay by check through the U.S. Postal Service.

6. New Business

a. Filter Feeder Proposal

Mr. Page commented that Chem Aqua chemicals do not have an adverse impact to boiler operations, but are used to extend the life of HVAC feeder lines. The representative from Chem Aqua suggested a filter to trap the particulate matter in the lines and further suggested routine flushing of the lines on the second and third floors of the building.

b. Bike Room Update

There was a discussion of a possible bike room to be located in the basement.

c. Additional Items from the Board

Proposal to purchase a second condensate pump for \$4,624

Motion to Approve by Dr. Raitano Second: Jeff Teter

Rob declared a good deed was done by Mr. Auten when he took the time to repair the exercise machine. Thank you David.

Mr. Mattau asked about possible sources of financing for our HVAC project. Mr. Lases responded that Mutual of Omaha is not interested in extending us a line of credit. Mr. Teter reported that

Piper-Jaffrey no longer offers financing to HOAs for capital projects. We will be looking to Citywide Bank for our financing.

7. Manager's Report-

Mr. Mike has stripped the popcorn ceiling off the gym wall. Miss Hamon commented that the appearance of the room was improved by 87%.

8. Correspondence- No correspondence

9. Adjournment- 8:12 p.m.

10. Executive Session- None