

# Parkway Towers Board of Directors Meeting

## Meeting Minutes

January 27, 2015

Present: Jim McTiernan (1101); Phil O'Brien (1106/202); John & David Auten - Schneider (1201); Shirley Williams (1202); Debra Hamon (906); Branislav Strizak (1001); Kathleen Benham (1008); John Thomas (1407); Greg & Kathy Cup (308); Joanna Sullivan (601); Roger Radke (407); Libby Bergstrom (1406); Paul Giroux (1504); Glenn Mottau (1501); Tim Champion (1503); Joanne Malwani (402); Michael MacLauchlan (402); Melvin Norton (1408); Stephen Hooper (1401); Jamie Gordon (508); Jane Ward (307); Leslie Anderson (807)

Next meeting: February 24, 2015, 7 p.m., Parkway Towers Library Room

### 1. **Call to Order** – Immediately after community meeting by Jill Hrobsky

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**

David A. (1201); appreciated Board Members for their service; half the room applauded vigorously, the other half had departed. Phil O. (1101); there is a dripping sound on the 11<sup>th</sup> floor inside south elevator. Ricardo L. will follow up. John S. (1201); Can the UPS/FEDEX guys deliver packages to the floors? Yes. Ricardo L. will follow up. Glenn M. (1501); can we reassess square footage for those owners who have bumped out the walls of the units? (for the purpose of the special assessment) Yes. Kim Porter is preparing the legal documents (\$5,000). The Board will request input from owners through a survey. One question will gauge whether owners are willing to pay for the legal and survey fees to re-measure the square footage of each unit. Those fees could range upwards of \$10,000. Kathleen B. (1001); expressed her frustrations with those unit owner(s) who penned an unsigned letter and slid it under neighboring doorways.

*Approvals of prior month's minutes were tabled for an electronic vote.*

### 3. **Review of Current Financials for period ending December 31, 2014**

#### Account Balance Review

- Operating Acct as of 09/23/2014 = \$32,293

- Reserve Acct Balance as of 09/23/2014 = \$253,710

A full set of financials for January/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>

#### **4. Unfinished Business**

- a. Telephone, Internet & Cable TV services proposal – no update
- b. Bike Room

With the new boiler placement being shifted to the northeast portion of the garage, there is current discussion around using the former boiler room as a bike room; more to follow.

- c. Additional Items from the Board - nothing to report

#### **5. New Business**

- a. Clogged heating pipe

Shared heating coil in units 204 and 206; Choice Mechanical will drain the sediment build up; Phil said he had no heat in his unit (202). There was discussion amongst the Board to offer a reduction in monthly dues in absence of heat or to pay the higher individual unit electric costs to run a portable heater. The second floor unit owners do not receive their share of heat distribution relative to the other floors, due to the compromised HVAC system.

**Motion to approve assistance to second floor unit owners, Jill Second JT All in Favor 100%**

- b. Ratification of Auto Drain Installation - 100% Approved by electronic vote
- c. Mice – Pest Control Proposal from the Orkin Man

**Motion to Approve by Flo Raitano Second Jill Yes Joseph and Jeff No Robert**

- d. Additional Items from the Board – nothing to report

#### **7. Manager's Report-**

Mr. Mike is back on his regular day schedule. He had been doing night duty on the boiler. There is a small gas leak in the boiler room. A technician from Xcel Energy was brought in, but was unable to locate the leak, however Pat Plambeck was able to find and patched it. The pump motor for the second condensate pump has arrived. Choice Mechanical will complete the installation.

**8. Correspondence-** A letter was received from a unit owner; it will be discussed in Executive Session.

**9. Adjournment-** 8:56 p.m.

**10. Executive Session-**

Board members discussed a complaint from a unit owner over a clogged drain pipe and who was responsible for the repairs. It was determined that the HOA was not responsible.