

Parkway Towers Board of Directors Meeting

Meeting Minutes

July 28, 2015

Present...Ginni Chquette 807, Debra Hamon 906, Bob Aldrich 502, Homer Gallan 1208, Phil OBrian 1106-202, Tim Campion 1503, Paul Giroux 1504, Roger Radke 407, John Thomas 1407, Benjamin Glenday 903-405, David & Jon 1201, Jim McTiernan 1101, Branislov Strizak 1001, Kathhleen Benham 1008

1. Call to order-7:00 By Jill Hrobsky

Present, Jill Hrobsky, Glenn Mottau, Joe Page, Ricardo Lases, Cathe Mitchell

2. Homeowners Open Forum

Robert A. (502)asked status of boiler. Ricardo responded board will receive information very soon from Ricardo. Tim C. (1503) asked when will project be finished. Response was to soon to know at this time. Deb asked will we be able to enter parking garage and will we still have water in the building when the work is being done. Answered, both will be limited for a short time during the work. Ben G. (405)was concerned with how Cathe spoke to Deb regarding pet issues. Also an email Ben sent to Ricardo regarding the state of Bens mothers mental illness. Joe P. answered Ben that Cathe has been spoken to regarding the way she spoke the Deb. Ben accused Jill of making false statements about an email Jill sent to Ben. Branislav S. (1001)commented on the condition of the building and his guests opinion of the building, ie walls dirty, hole in walls, washer not working for over a month, pool area dirty since july 4th and that he cleans the walls and carpet himself. Also that when he emailed Ricardo about it, he got no response for over 3 weeks. Branislov brought up the poor condition of the 17th floor bathrooms. Jill commented the reason for the 17th floor bathroom condition was we don't have the budget to fix them. Ben asked why we don't have an onsite manager. Paul (1504) His realtors comments where the HOA is very high for the condition of the building. The 10th floor has a hole in the wall, the floor in the mail room is cracked and doesn't look good, 17th floor bathroom doors don't shut, trash in front of building because of garbage can, paint peeling on 17th floor deck. Glenn M. asked Ricardo if 4.5 hrs a week was enough time to spend on PWT as a management company. Ricardo said yes, he was OK with the amount of time spent on PWT. Joe P. (204) said the Capitol improvement budget went to maintain the boilers this past winter. Paul G (1504) said the ladder in the Pool is loose. Ricardo said the Pool maintenance company would address it. Ben G. (405) said the Board doesn't work together and said Jill and Joseph should step down. Kathy B.(1008) said 10th floor needs a cleaning, asked Ricardo why Sunshine cleaning still does a lousy job, who is responsible for managing the property, trash can in front entrance needs to go, put bench back to original center location between the doors. Tim C. (1503) asked why Cathe M. was still not Licensed.

3. Approval of Previous minutes- voted on and approved

4. Review of current Financials

Citywide Bank:

Operating Acct Balance (7/28/15) - \$34,972.78

Reserve Acct Balance (7/28/15) - \$227,248.14

Alpine Bank (loan account) - totals per Terri/Weststar

Original loan amount - \$500,000

Original deposit amount - \$493,446

Initial distribution - \$220,000 (used to fund the initial payment for ordering the boilers)

Current balance - \$273,446

Loan payments/month - \$5075.63

Loan interest rate - 4%

5. Unfinished Business

a. Survey results 53 owners responded 26 yes for pets 27 no

b. Sell unit on 1st Floor 31 yes, 21 no

c. Joe P. said we would have to do another survey re pets

d. Deb asked when would we do another survey? So asked Tim C. and Ben G.

e. Ricardo unfinished business issues are parking deck repair, and garbage room condition.

f. Mikes additional hours where approved 2 votes yes (Jill and Joseph) 1 vote no (Glenn)

6. New Business

a. Unit 204 remodel approved by Board

b. Drain in garage out for bid for repair. 5 Star \$4500. Quality \$2068. Premier \$3577. The question was asked by Glenn M. (1501) if we could check the trap first before we committed to a bid. The board agreed we should look into the trap first.

c. 2014 audit was brought up.

d. WestStar is severing ties with Citiwide Financial. WestStar is looking at 6 different options for new banking partner. WestStar recommended Mutual of Omaha. Joe P. asked to look at all our options before we make a decision and the vote shouldn't go past Sept. 1, 2015.

Additional items from the board. Kathy B. (1008) asked about storage spaces and who owns spaces 50 & 51. It was suggested we follow up with Kim our Attorney.

7. Managers Report

Amendment to declaration approved...Final Draft for Joe P. (207) parking space to be approved from existing space 82 to new space 87. The safety lights came in but they were the wrong ones.

New ones need to be ordered. They said they would be back on July 30, 2015 with new parts. Storm drain was repaired in North end parking garage. 5 Star replace sewer drains 3&4. They will be coming back to replace one remaining pipe once they give us a price.

3 Owner letters were sent out regarding parking violations

8. Correspondence

9. Executive Session none

10. Adjournment...9:03 PM