

Parkway Towers Board of Directors Meeting

Meeting Minutes

September 22, 2015

Present: Jim McTiernan (1101); Kathleen Benham (1008); John Thomas (1407); Michael MacLaughlin (402); Phil O'Brien (202/1106); Ben Raitano (1005); Mrs. & Mr. Strizak (1001); Benjamin Glenday (903/405); Debra Hamon (906); Marie Solzan 204/1107

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

1. **Call to Order** – 7:02 p.m. By Jill Hrobsky

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

2. **Homeowners Open Forum**

Marie Solzan raised a concern about the lack of response and unclear communication between her and Weststar Management Company. Kathy Benham noted the litter and cigarette butts on the garage floor. An email to the General Contractor will follow to remind workers that no smoking is allowed in garage. Kathy also relayed her concerns around the dirty carpets and pads in the elevator. Mr. Glenday asked the board to give all unit owners an advance notice on the impending special assessment. The board relayed the current progress and timeline for boiler replacement. Target date is still October 31st.

Happy birthday well wishes to Cathe Mitchell!

Approval of Previous August's minutes – were approved

3. **Review of Current Financials**

Account Balance Review as of 9/22/2015

- Operating Acct - \$10,646
- Reserve Acct Balance - \$231,713

Year to date revenues and expenses are trending favorably versus budget. The PWT attorney, Kim Porter reported to the board that a payment for \$17,000 was received from a unit owner for unpaid HOA dues as a result in a court judgement in favor of the PWT HOA.

A full set of financials for September/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>

5. Unfinished Business

- a. A unit owner requested her monthly HOA dues to be set aside, since she did not have air conditioning in her unit for most of the summer. The board voted no with Glenn Mottau abstaining.
- b. The board received a proposal from Brown Brothers Construction for parking deck maintenance and will be seeking proposal from two other providers.
- c. The HOA committed to a rate to purchase natural gas for the upcoming year. Mr. Lases said he had not seen rates this low in many years.
- d. RFP's have been sent out for construction project management bids.

6. New Business – nothing to report

7. Manager's Report-

Floor drain repairs in garage are on-hold until the boiler install is completed.

8. Correspondence- No correspondence

9. Adjournment- 8:32 p.m.

10. Executive Session-

No items