

Parkway Towers Board of Directors Meeting

Minutes

May 24, 2016

Present: Owners D Dan Vanderiet, 203; Kathleen Benham, 1008; Joanna Sullivan, 601; Jim McTiernan, 1101; Robert Simon, 504; Homer Gallan Jr., 1208; Tim Campion, 1503 ; Phil O'Brien, 1106 & 202; Ross Watson, 302; Scott Anderson, 304; Jane Ward, 307; Robert Guschewsky, 1403; Michelle Hastings, 503 Debra Hamon, 906; Abbay Shastri, 1202..

1. Call to Order -- 7:16 p.m. by Branislav Strizak

Jeff Teter, treasurer; Robert Boczkiewicz, secretary; Branislav Strizak, director at large. Ricardo Lases of Weststar Management Co., off-site manager assigned to PWT. Cathe Mitchell, on-site manager. Absent, Jill Hrobsky, president; Joseph Page, vice president.

2. HVAC Project Report

Mr. Strizak stated that the Board had reviewed proposals from three engineering companies for design of a possible project for additional renovation of the HVAC system. He said Board members plan to meet with one of the three companies, EVStudio, to consider hiring that company. The Board is considering hiring mechanical engineer Scott Lohr as a consultant for the possible project. The cost for engineering design is roughly estimated to be between \$40,000 and \$80,000. Payment for engineering will have to come from Reserves because there are not sufficient funds in the Operating Account. Mr. Boczkiewicz and Mr. Teter said that they are doubtful that a bank will make a loan to our HOA for the possible project. They based their conclusion on the outcome of a survey of owners to determine their support for paying for the possible project. Mr. Teter reiterated that he thinks it will be necessary to collect from owners 95% of the estimated cost of the possible project before it could be started. He said his opinion is that the amount collected from each owner should be put in escrow until 95% of the estimated cost is collected. The cost of the possible project will be determined largely by the design that engineers develop. He and Mr. Boczkiewicz stated the engineers will be asked to consider several options when they design the project: Options include replacing risers only on the lower floors, how much additional the cost would be for heat pumps (instead of fan coil units), abandoning the existing risers and placing new risers in a location different than where they are now. Several PWT owners stated their ideas, concerns and suggestions.

3. Approval of April Minutes. They were approved previously by voting via email and the vote was ratified tonight.

4. Review of Current Financials

Treasurer Teter stated:

The balances as of April 30th, 2016 were- \$33,855, Operating Cash & Investment and \$281,514, Reserve Cash & Investment, both accounts are at the Mutual of Omaha Bank. Our loan balance at Alpine Bank is \$465,831- Long Term Liabilities (for the boilers).

Mr. Boczkiewicz reported that our Association has incurred so far a charge of \$6,736 just for the clean-up of a recent leak that caused water damage to laundry rooms, storage rooms and hallways on several floors. The charge included 18 fans and three humidifiers for five days. Additional charges related to the leak are anticipated. Mr. Branislav said the leak was due to a faulty fitting on a pipe from the pool area. Mr. Lases said rain water leaked from the pipe.

5. Unfinished Business

a. Additional Items:

Mr. Boczkiewicz asked Mr. Lases again what he had found out about a possible discount on the premium for our HOA's workers compensation insurance. Mr. Lases said he had not obtained the information. Mr. Strizak asked Mr. Lases what is the status of communication with the company that provides washers and dryers to Parkway about problems and complaints regarding some of them. Mr. Lases said he had no update

6. New Business

a. Engineering Report -- Side Panels

Mr. Lases said it is taking longer than anticipated for him to receive updated cost estimate(s) for repair of metal panels that have come loose outside one living unit on the exterior of the south side of our building. An engineer and a contractor have evaluated the situation. Mr. Lases said the cost may be less than an earlier, preliminary estimate of \$32,000.

7. Homeowner Open Forum

Mr. VadeRiet, #203, asked what are other potential projects for our building that would be expensive. Mr. Strizak said the next big expense may be updating the elevators. Mr. Lases said that pipes for domestic water supply and pipes for sewage are old. Mr. Lases said very recently there was water behind the pool liner and a contractor was coming June 2 to fix the problem. He said the liner has become an annual maintenance item, more than expected. Ms. Benham, #1008, said the door to the garage ramp has been open left open on weekends and that she thinks the trash removal crew is not closing it. Mr. Strizak said the trash removal staff should be notified. Mr. Boczkiewicz cited a recent \$700 plumber's charge to our Association as an example of how owners' monthly dues are spent. The plumber reported that problem was a pipe that drains kitchen sinks in several units was clogged with rice. Ms. Mitchell said she thinks she knows who caused the problem.

8. Manager's Report

Mr. Lases said our Association part time maintenance man recently got the rooftop ready for opening of the pool. The rooftop was power washed and painted. Ms. Mitchell asked for volunteers to plant flowers on the rooftop. Mr. Lases said the annual power washing of the garage and parking deck would occur soon. He said the company that recently replaced the steel grate at the top of the ramp reported that the work was not done as well as it should have been and that the company will re-do the work at no charge. He said the area of the deck where the flu vent building is located recently was sealed. He said the company constructing a new apartment building on the east side of Ash Street across from our building wants to put a camera on our building to monitor the construction site. He said he consulted our Association's attorney about the request and Mr. Lases is developing a response to the construction company.

9. Adjournment: 8:24 p.m.