

## **Park East Square Homeowners' Association Meeting, December 8, 2020**

Call to order 7:03 pm

This meeting serves as the regular monthly meeting as well as the annual meeting. Due to the pandemic, it was conducted using Zoom.

### **In attendance**

#### **Board:**

Lois Bennett, Tim Johnson, Evan Lam, Mark Liebendorfer, Dave Longenecker

#### **Staff:**

Bonnie Skilton, Jon Ray Gardner

#### **Visitors:**

On file

Jon Ray determined that a quorum was reached so the meeting began.

Dave read the December 2019 minutes. They were approved with one minor change.

### **Maintenance and Major Project Report**

- 4300 cul-de-sac was paved. Prior to that all sewer lines were scoped. The plan is to pave one or two cul-de-sacs per year.
- Five buildings underwent major repair and six were painted.
- Gutters and downspouts were replaced on six buildings.
- A drainage ditch was dug to alleviate the water problem at 4299.
- Six Pressure Reducing Valves were replaced.
- Crab apple trees were pruned, several dying ash trees were cut down.
- The A unit storage door replacement project was completed.
- Several stoops were replaced.
- Other ongoing tasks: dog bag receptacle replacement, gutter cleaning, pool maintenance.
- Plans for 2021
  - Pave two more lots after cleaning the sewer lines, possibly the 4140 - 4170 and 4269 - 4299 cul-de-sacs.
  - Five buildings are scheduled for general repairs, six will be painted.
  - We plan to plant more trees.
  - Work on ways to conserve water.
  - Replace some concrete carport slabs.
  - Replace the retaining wall between 4227 and 4269.
  - Continue to replace patio and split rail fences.
- Questions and comments
  - Steve: Was the repaving originally scheduled to take four years? Answer: No, it's more likely to take eight.

- Discussion about replacing patio fences. The HOA is responsible for maintaining the fences that were installed by the builder. Those that are modified/extended are to be maintained by the owner.
- o Lois for Pat: Some of the areas between the sidewalk and street are in bad shape. Board agrees and will work on plans to correct.

## Financials

- Lois:
  - o Insurance coverage is up about \$10,000 for 2021.
  - o Trash collection contract was changed this year. The new contract is more expensive by approximately \$1,000/month.
  - o There is a significant cost to the HOA to remove junk left on the curbs.
  - o Due to the dry weather in 2020, our irrigation costs were up.
  - o Paving: In 2019 we spent \$63k on one lot. In 2020 it was \$163k. The 2020 lot was a lot larger than the one done in 2019.
- Tim:
  - o The insurance premium for 2021 is \$117,778. We could see a \$11k reduction in the premium if we switched from the current \$10k deductible to a \$25k deductible.
  - o HOAs are harder and harder to insure. In our case, this is due in part to the large size of Park East Square, its age, and the high percentage of rentals.
- Questions and comments
  - o Chris: Curb trash is a problem. Jon Ray does not remove things right away because about 1/2 of it gets picked up by someone. Having a dumpster would help alleviate this problem and the HOA does in fact rent one for the Spring cleanup. Also, during the building repair, a dumpster is available for the disposal of large items. Other times, if feasible, Jon Ray will break down large items and dispose of them in the regular trash.
  - o Kevin: How's the delinquency situation in the dues? Answer: Bonnie reported that there are only a few that are two to three months late.
  - o Leah's husband: Who is responsible for branches that accumulate in the Wellman Canal and Bear Creek? Answer: The city will remove branches from the creek. The canal is another issue. It is maintained by a private ditch company. They are only concerned in keeping the canal open to water flow and aren't concerned about appearances. Jon Ray has been in discussions with both the city and the canal people and will try to continue in that endeavor.
  - o Christine: The dues have doubled in the 10 years from \$160 to \$320. Could some projects be delayed to help stem future increases in the dues? Answer: The HOA is in the process of catching up on deferred maintenance and this has resulted in the increase in the dues.
  - o Lynden: Question about changing the paint color. The change in the paint color is not costing us more because it is phased in as the buildings are painted. We can only paint five or six buildings per year. The current cost per building has increased due to a new contractor and improved quality work.

- Steve: The ditch leaked due to the 2013 flood and the water almost got to his door. Board explained that it was primarily high ground water levels and occurred throughout the complex.
- Jim: Noted that our dues are low compared to other HOAs he has seen around Boulder.
- William: Does the HOA pay property taxes? Answer: No.

## **Old Business**

- Lois:
  - Architectural Guidelines: As a little background, several years ago we discovered we were not in compliance with the Colorado Common Interest Organization Act (CCIOA). The HOA approved the nine policies required by the CCIOA, which were drafted by our attorneys. Two more policies were adopted, one pertaining to building maintenance, the other addresses external modifications to buildings, including the Architectural Guidelines. All policies are posted on the web site (<http://www.parkeastsquare.org>). The Guidelines were also partly driven by discoveries made during the building repair program, as well as changes in law (e.g., improper deck installations and the city's dark sky initiative).
- Karen:
  - Annual surveys are done as part of the Board's duty under the governing documents to adopt and consistently enforce policies/rules that "promote conformity, preserve harmonious design and appearance, and protect and enhance property values". It's important to remember that guidelines evolve over time to keep up with changes in law and our aging buildings. The Board went to great lengths to ensure everyone was being treated the same. Voluntary compliance is always the goal so communication is important.
- Questions and comments
  - Christiane: Claims that the CCIOA policies were not properly enacted. Board responded that it was done with the guidance and approval of the law firm that specializes in CCIOA and HOA matters.
  - Kevin: Wellman Creek complex path adjacent to 1179 is much higher than the ground at the building. Lowering the fences would lead to less privacy for the tenants.
  - Jackie: Expressed concerns about too much enforcement of the rules and regulations that don't matter to others. Asks the HOA to concentrate on critical problems such as maintenance and repairs.
  - Lanai: Expresses his thanks to the Board. Notes we have a problem with the sections between the sidewalk and the street. Board will address. Also, based on his experience with numerous other HOAs/Boards, urges the Board to stay with the \$10k deductible on the insurance.

## **New Business**

- There is one open position on the Board.

- Christiane: Questions whether Board members should also be on the Architectural Control Committee. There is nothing in our documents that disallows a person from being on both.
- Dave Longnecker's term is expiring and he is not running for reelection. Steve Haymes and Karen Fassler will run for open Board position. Because the required secret ballot cannot be done via Zoom, an election will have to be conducted via regular mail. Both candidates will be asked to submit a brief statement.
- Jim: Has concerns that the process is not quite right; suggested that perhaps a 30-day delay be used so that others could consider running.
- Christiane: Agrees with Jim. Suggests email to save money. Board responded that it cannot be done that way, has to be done by U.S. mail.
- Lanai: He is president of six HOAs, on two others, says our process of conducting the election is consistent with his experiences.
- Jackie: How does the Architectural Control Committee work? Answer: It has a charter that's online. The Board appoints the three to five members. There are currently four members.

### **Other Business**

- Kevin: Could the HOA supply a list of contractors to members? Answer: the HOA has historically refrained from "recommending" contractors. However, we can share who we use for various trades, and individual Board members can share who they use.
- Renee: Could there be coordination between contractors when replacing PRVs? Answer: Yes, if suitable.
- Jim: Could the monthly meeting agenda be sent to members. Answer: Yes, with the email invitation, but it is also posted online and on the bulletin boards at 1075.
- Steve: 40 people attending this meeting. Is this the largest ever? Answer: Maybe.
- Lois for Pat: The recycle bins are full of boxes. Is there a solution for this problem? Answer: Encourage people to break down boxes. We have the budget for additional signs in the trash rooms that could explain this and other nuances of the recycling process.
- Holly: Can't attend 2:30 meeting, likes the ones in the evening. Would like email communications. Notes that the sidewalks to the front doors lead to the parking lots and if they are ever replaced, could they go to the streets instead?
- Christine: Would like email for communications, trash room notices and would like to see more water conservation.

Adjourn at 9:13 pm.