

Park East Square Homeowners Association

MONTHLY BOARD MEETING MINUTES

July 9, 2024 via Zoom

Call to Order. The monthly Board meeting was called to order at 7:05 p.m. Quorum of the Board was present: Lois Bennett, Kevin Bush, Karen Fassler, Mark Liebendorfer, and Therese Spears. Also, present were Brent Chapman, HOA Facilities Manager, and Allan Orendorff, Trio Community Association Manager.

Homeowners present: Martin Walter, Joy Wu, Wayne and Angelika Schroeder, Bjorn Bergmann.

Approval of Previous Board Meeting Minutes. On a motion made by Karen and seconded by Therese, the Board unanimously approved the June minutes.

Ratification of Out-of-Meeting Decisions. On a motion made by Karen and seconded by Kevin, the Board unanimously ratified the decisions to approve three applications: two windows and one fence and patio.

Member Issues & Questions.

Martin asked about the status of the governing documents rewrite. Karen reported that we are working with the attorney on drafts of the Declaration, Articles of Incorporation, and Bylaws. We are running a little behind. In response to a question about an outside deadline, she said there is not, it is more a matter to trying to keep it moving. Martin asked if it will be presented in a way to easily see changes. The documents are too old for “redlined” version but there will be charts or crosswalks showing changes.

Facilities Manager’s Maintenance Report. Brent gave the report.

- Emergency sewer repair and restoration work at 4170. Garvins cleaned the roots and a restoration company did the mitigation of backup sewage in crawlspaces.
- Building repairs almost complete at 1110 and 1166. They are complete and painting of 1110 will begin later this week.
- Building repairs at 4269 and 4310 to begin the week of July 8. 4310 may be next week.
- Pre-paving sewer repairs in two cul-de-sacs (4135-4165 & 4207-4237) to be complete by mid-July. They were completed today.
- Paving for two cul-de-sacs (4135-4165 & 4207-4237) will begin mid-July and continue for approximately 6 weeks. All 32 units will have to park in other parking lots, on Monroe, Aurora, or Mohawk for some or all of that period. It was noted that the school parking lot may also be a possibility. A blast email will be sent to all residents asking that they be considerate of others by moving cars often and understanding that parking will be at a premium. We recommend obtaining a permit to park on Monroe.
- Irrigation status. One problematic clock needs to be replaced. Brent is working with Native Edge.
- Fence repairs. 4202A was done today and there are three to four more to do.
- Two buildings (4100 and 4299) need repair of roof shingles. Formula One Roofing will do the work on Thursday and it is covered by the shingles warranty.
- We budgeted \$14,000 for plumbing/PRVs and have spent \$18,000 with four buildings to go. Main gate and curb stop valves sometimes need replacement, which adds to the cost. There were so many old main gate valves that they are not being done at the same time as a preventative measure.
- Status of budget for hiring some temporary help. The Board authorized Brent to spend up to \$3,000 to hire a laborer to help out for the rest of summer.

Association Manager’s Report. Al provided the financial report. We are overspent in some lines, such as water and building maintenance/plumbing. The reserve is okay at this point but the big expenses for building repair, painting, and paving will start to come in.

Old and New Business

- Request for “Slow” sign at NE corner of 4310. Brent will investigate a couple of options, e.g., temporary speed bump and concrete dip, in addition to a sign.
- Karen asked about the status of the Wellman Creek project. There is no update.

Executive Session. Adjourned into executive session at 7:55 p.m. to discuss specific enforcement actions. Returned from executive session at 8:30 p.m.

Adjournment. On a motion made by Kevin, seconded by Therese, and unanimously carried, the meeting adjourned at 8:31 p.m.