

Park East Square Homeowners Association

MONTHLY BOARD MEETING MINUTES

August 13, 2024 via Zoom

Call to Order. The monthly Board meeting was called to order at 7:04 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: Cindy Hoese, Reuel Warner-Rosen, Wayne Schroeder, Martin Walter, Bjorn Bergmann, Sean Walsh, Christiane Audi.

Approval of Previous Board Meeting Minutes. On a motion made by Karen and seconded by Therese, the Board unanimously approved the July 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 four applications: an exterior light, window replacement, EVC system, and windows and patio door replacement.

Member Issues & Questions.

Cindy requested that composting be discontinued. She has tried to deal with the problem, but it continues and she finds it unsafe and disgusting. People continue to discard meat and other items so there are maggots and odors, which is a major issue in the summer. She has posted compost guidelines and shoveled out the bin multiple times. There is nowhere to clean out the bins. Brent confirmed it is a major problem. Switching out the bins does not solve the problem and staff find it difficult to deal with. The issue is composting is mandatory in the City of Boulder. Several ideas were discussed, such as compostable liners for big bins (around \$800/year), one large bin away from housing, or a letter writing campaign. Brent noted liners may not help because flies lay eggs overnight and it requires staff time to reline the dumpsters. Therese knows of Boulder HOAs who do not compost. Karen asked if there are exceptions. It was decided more research is needed. Brent will check with the city on a possible exception. Therese will contact the HOA presidents. Lois will draft verbiage and find out where to send complaint letters.

Christiane agreed with the comments on the problems with composting. She sent an email to Board about the stairs to her unit and is waiting to hear back. Karen said there will be a reply within a couple of weeks.

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

- Painting is almost complete at 1110 and 1166. 4310 is next.
- Building repairs at 4310 are complete, and painting is about to start.
- Building repairs at 4269 are in progress, 4320 will start to start in a couple of days.
- Paving for parking lot 4135-4165 is complete.
- Paving for parking lot 4207-4237 is complete but needs to be kept closed until next week to allow time to cure. A drain pan is still needed (see below).
- Sealcoat and striping for parking lot 1110-1140 will start tomorrow at 8:00 a.m.
- Irrigation status / Water usage issues. We are using quite a bit more due to the drought. We are now adjusting for rain and seasonal changes and can cut back on days and run times. We also inspected all the meter pits and found no leaks. We will keep monitoring and look to see if the changes show in the next bill.
- Fence repairs – 1110C is complete and 1169A is next.
- Another sewer break. The pipe break in the D unit chase was repaired and the concrete patched where it was cut. The owners A and B units are working on cleaning up the waste in their units.

Administrator's Report. Al provided the financial report. As of the end of July, expenses are running under the budgeted amount but large invoices for paving and others will be coming. Water is \$13,000 over. There are three delinquencies but within the initial 30-day window.

Old and New Business

- Application for AC. On a motion made by Karen and seconded by Kevin, the Board approved the application with four votes in favor and one abstention.
- Updates to Collections policy. Karen summarized the proposed changes needed to comply with the new law (HB24-1233) that was effective August 7th regarding delivery methods of the collections notice. On a motion made by Karen and seconded by Lois, the Board unanimously approved the changes to be effective immediately.
- Request for “Slow” sign at the northeast corner of 4310. Brent to present a couple of options, e.g., temporary speed bump and concrete dip, in addition to a sign. Brent reported that a temporary speed bump needs to have anchors drilled into the asphalt and snow plows are likely to pull them out resulting in damage to the asphalt. A concrete dip will create new drainage and ice problems. Signs will likely be ineffective but we can try them. On a motion by Lois and seconded by Therese, the Board unanimously approved the purchase of two signs for the entrance (as enter and as exit).
- Drain pan for parking lot 4207-4237 needs funding approval. Brent reported that while paving it was discovered the old piping that connects to the one in the lawn was crushed and blocked with roots and dirt. It was temporarily cleared but it will fill again. The drain pan needs to extend out to the one in the open space. It would be like the one between 4310 and 4350 and includes going under the sidewalk. The estimated cost is \$7,000 to \$8,000. This is outside the budget but it must be done before winter. A motion to approve \$8,000 was made by Lois and seconded by Therese. A sketch was requested before voting. The motion was withdrawn and Lois will provide the sketch.
- Annual Architectural Survey Results Letters will be mailed approximately August 16 so owners should be on the lookout.
- Website backup. Kevin decided not to use an automated backup due to cost and will continue to do it manually for now.

Lois opened it up again to members. Christiane said a stop sign is needed at the at the bike path crossing on Monroe. This is outside the HOAs control because it is a city street. There are yield signs but one gets hidden behind the tree branches. Lowering the signs might help. A stop sign can present issues with winter ice because of the steep hill. Christiane can contact the city’s transportation department to let them know her thoughts.

Executive Session. Adjourned into executive session at 7:55 p.m. to discuss specific enforcement actions and a personnel matter. Returned from executive session at 8:20 p.m.

Adjournment. On a motion made by Lois, seconded by Karen, and unanimously carried, the meeting adjourned at 8:30 p.m.

Submitted by *Karen Fassler*, Secretary/Treasurer