

Park East Square Homeowners Association

MONTHLY BOARD MEETING MINUTES

September 10, 2024 via Zoom

Call to Order. The monthly Board meeting was called to order at 7:02 p.m. Quorum of the Board was present: Lois Bennett, 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, David Longenecker, Antje Sliger, Rita Mitton, Reuel Warner-Rosen, Brian Coventry, Aisling Pigott, Mary Magee, Christiane Audi, Bjorn Bergmann.

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

Ratification of Out-of-Meeting Decisions. It was noted the proposal for the new drain pans includes installing a sidewalk. On a motion made by Karen and seconded by Lois, the Board unanimously ratified the decision.

Announcement. Kevin Bush resigned in August leaving a vacancy. The Board can fill it by appointment. Karen moved to appoint Reuel Warner-Rosen to fill the vacancy for the remainder of the term through December 31st. Reuel (Ruli) was introduced and spoke to his interest in serving. The Board unanimously approved the appointment.

Member Issues & Questions.

- Christiane asked about the cable running along the ground near 1131 & 1141. Brent reported he has met with Xfinity and is monitoring the situation. They are working on required permits and put a rush on the job.
- Brian asked about a tag for items under the stairs at his unit. Karen suggested meeting with him to look and talk about the space. In general, it was noted that D units have storage closets like the other units for their items, there is a concern with fire safety, and safety concerns such as bike handles on stairs that present tripping hazards. The myth that the 4232 fire was started by a lithium battery was dispelled. At the mention of inviting the Fire Chief since there are no building codes on storage, Karen reported the Fire Marshall and staff have already been here to assess both fire code and defensible space. All their information was just received and will be reviewed.
- Cindy asked about composting, which is later on the agenda so discussion was deferred.

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

- Painting is starting at 4269 and complete at 4310.
- Building repairs are almost complete at 4320 and starting at 4274, the last building.
- Stairs and balcony railing are almost complete at 4269.
- Pool closed on the morning of September 9th.
- Irrigation. There was a big repair performed between 4232 and 4244 last week.
- Xcel repaired a gas line leak/meter at 4227. It was under the turf and needs clean up so a ticket was submitted to finish the job (remove the dirt and repair the turf).
- Fence at 1169A is complete and 1189B started today.
- Sewer repairs are needed at 1150. There is a large offset in the pipe going to the building. The estimated cost is \$7500. On a motion by Lois and a second from Therese, the Board unanimously approved the funding and repair of the pipe.
- Obtaining quotes for annual routine sewer clean-outs and camera work. One was received today. It was noted that approximately 1/3 of the buildings are done each year.
- Obtaining quotes for remainder of tree work for 2024 with a focus on tree health & pruning. There are a couple of proposals.
- Compost cans were picked up the week before last. Brent got an exemption based on a detailed submission. However, someone objected to the city so the City staff person did a more thorough review and discovered that the basis of our exemption was not valid, so it was revoked. Further discussion below.

Administrator's Report. Al provided the financial report. As of the end of August, there is a \$140,000 deficit but it is a matter of timing on the transfer of funds and there is \$500,000 in the reserve. It was noted the current total operating is \$26,000 under the budgeted amount. Building maintenance is \$27,000 over due to unexpected sewer repairs. Water is \$21,000 over budget.

Old and New Business

- Pool user complaint and suggestion regarding buying new pool furniture at an end-of-season sale. The furniture is not in good shape. It has been an ongoing topic but funds have not been available. Commercial grade furniture is needed. Lois has contacted the City of Boulder Aquatics for the brand name of furniture at Scott Carpenter pool. All agree funds are not available right now, but perhaps earlier next year. Ruli volunteered to take on the project of looking for furniture.
- Composting needs and options. The exemption was revoked for not being one of the approved reasons. Karen pointed out that the revocation also said enforcement has been paused indefinitely so we do not need to comply right away. Cindy has additional ordinances regarding health and well-being and will provide a list of cites to Karen. Lois reported that several gardeners have asked about yard waste from their fall cleanup. A suggestion is to get two dumpsters for yard waste and put them in a couple of identified potential locations, which can change to find the best spots. The former 55 compost bins cost approximately \$4,000/year, but the two dumpsters would be \$1700/year and emptied monthly. In addition, nine trash cans that can be labeled "yard waste only" can be placed in a designated building, one per cul-de-sac. A question was if residents could walk their compost to the community garden area but that is not feasible because of the type of composting. Another question was what did residents do before composting and could they take their yard waste to the drop off center. It was put in the trash before and is probably not convenient enough to haul to the center. It was agreed to try the plan for two months.
- Towing issues, especially in cul-de-sac 1129-1189 where non-residents are observed parking to attend classes across the street. Towing is complicated and extremely difficult with all the changes in law over the past few years, except parking in a fire lane or carport parking stall. One idea was to enlist the help of residents who can tell the person they cannot park here. Ruli noted that some may not want to confront the person so it was suggested they could take a photo and send it to Brent. He has tagged vehicles and noticed that it seems to be helping. Another idea is to boot a car, but Karen noted that needs research on laws around booting on private property. Ruli volunteered to look into the problem.
- Building Ordinance and Law insurance coverage is not available. Lois said one or two potential buyers or their agents reported they cannot get financing because we do not have this coverage. Karen explained this insurance covers the cost to bring a building up to code after an event and we cannot get it because of the age of our buildings.
- Sewer repair at 1150 funding approved (see above).
- Preliminary budget discussion. Al and Lois are putting together a preliminary budget. She provided some of her initial thoughts. One is to reduce the number of buildings repaired and painted to four or five. Of the three parking lots left to pave, 1129-1189 was recently repaired so we could delay paving until the last. Brent and Jesse will do some re-striping. The HOA will work on getting a plan and new estimate for 1150-1186 prior to final budget discussions.

Mary asked for help on repairing her fence. It was recommended that she contact Brent for advice and information. She also asked if the lack of Building Ordinance and Law insurance impacts the ability to sell a unit. We are not aware of a problem with selling units. Al noted that the buyer usually finds a different lender.

Adjournment. On a motion made by Lois, seconded by Karen, and unanimously carried, the meeting adjourned at 8:17 p.m.

Submitted by *Karen Fassler*, Secretary/Treasurer