

Park East Square Homeowners Association

MONTHLY BOARD MEETING MINUTES

October 8, 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, Therese Spears, and Ruli Warner-Rosen. Also, present were Brent Chapman, HOA Facilities Manager, and Allan Orendorff, Trio Community Association Manager.

Homeowners present: David Longnecker, Wayne Schroeder, Greg Butt, Bjorn Bergmann, Bryan Shank, Antje Sliger, and Christiane Audi.

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

Ratification of Out-of-Meeting Decisions. On a motion made by Karen and seconded by Lois, the Board unanimously ratified the decisions to approve three applications: a carport door, a carport storm door, and a fence.

Member Issues & Questions.

None were raised.

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

- Painting complete at 4269, 4310, and 4320.
- Building repairs in progress at 4274.
- Routine sewer cleanouts and camera work to be done by Garvin's started on October 7th and Brent is starting to get reports.
- Sewer repairs at 1150 are scheduled for next Wednesday, the 16th.
- New drain pan installs and sidewalk by 1111A. Superior still waiting for steel plates for sidewalks.
- Tree work was divided up between Bartlett, who already completed their part of the tree pruning work, and N & D Tree, who will do certain maple injections later in October, and do their portion of pruning/removal in December.
- CoCal clean-ups will most likely happen near the end of October & early November.
- Irrigation blow-outs will be done by Native Edge on the 24th and 25th.
- Some pool chaises and chairs on clearance were bought to replace damaged items from this summer. Ruli has done some research on commercial grade furniture that will need to go into the 2025 budget.
- Status of compost bins. The two compost dumpsters were delivered and the yard waste cans were labeled and put in trash rooms. An email blast was sent out to owners with details. Christiane objects to placing one of the dumpsters in her townhome's parking lot. Locations for the 2-month trial were explained.
- The parking lot at 1129 to 1189 was striped today.

Administrator's Report. Al provided the financial report. Income is \$33,000 higher than was anticipated but administrative expenses are \$49,000 over budget, mostly due to increases for building repairs and water.

Old and New Business

- 2025 lawn maintenance contract. Two quotes were received with one being significantly higher for one year than our current contractor who is offering a two-year contract. On a motion made by Lois and seconded by Therese, the Board unanimously approved keeping CoCal. Therese also noted that we can look at using day labor next year for weeding.
- Rule and Policy changes (enforcement, collections, ACGs, and rules). Karen presented the proposed changes followed by discussion. Highlights and Board decisions are below.
 - *Collections* and *Enforcement* policies. Updates were needed to comply with changes in the law (HB24-1233). The fee for notices is limited to certified mailing cost, which applies to both policies. The change in required delivery methods in addition to certified mail removed regular mail and added phones to emails and texts. This presents a compliance issue if an owner has not provided a cell phone number or email address. Registration language was

added in consultation with the attorney. Additional prohibitions against certain parties purchasing foreclosed units and a correction to the 18-month repayment plan were needed to align with the law. Finally, the attorney recommended adjusting language to clear up confusion so the past due date coincides with the end of the grace period. On a motion made by Lois and seconded by Therese, the Board unanimously adopted changes to the two policies.

- *Rules and Regulations.* The more substantive changes include updating the definition of inoperable vehicle, adding the types of vehicles that are not allowed in parking lots and a definition of “commercial vehicle”. The Trash, Recycling, and Composting section was revised to reflect the new composting process. Patios/Decks added hydroponic gardens and water features, some revisions to open-flame provisions based on recommendations from the Boulder Fire Marshall’s fire code inspection, and revising language on awnings. The Signage section clarifies that threatening, obscene, or discriminatory language and graphics is prohibited. The Miscellaneous section no longer has language regarding occupancy limits and some requirements were added for home-based businesses (SB24-134). There was some discussion around clarity of prohibiting use of grills on D townhome balconies until Bryan said it is clear to him as an owner of a D townhome. On a motion made by Karen and seconded by Lois, the Board unanimously adopted changes to the rules.
- ACGs in the *Exterior Modifications* policy. Fence posts were changed to western red cedar based on information that they are more durable than pressure-treated (that are prone to warping quickly). The pipes from the HVAC unit to the building that cannot be in a line set cover need to be covered by a foam/rubber pipe insulation tube. The process for filing agreements with the Boulder County Recorder changed back to the more efficient and convenient process where the HOA files it and the filing fee is charged to the owner’s account. The approved location and dimensions of an EVC system for each carport wall are specified. New ACGs were added for energy efficient awnings, which are allowed by law (SB21-246) subject to standards set by HOAs. A limited number of small decorative items are allowed on stairwell walls. Christiane stated her objection to allowing EVC systems in carports. Installation of EVC systems must be permitted per law. The Board has considered other potential sites outside carports but they are inadequate. On an amended motion made by Karen and seconded by Lois, the Board unanimously adopted changes to the policy.
- Budget discussion. Lois and Al presented preliminary figures and proposed adjustments for the 2025 budget. These figures were based on a \$40 increase in assessments, which is lower than the \$60 in the past two years and is still under the assessment increase cap. The projections and recommendations were adjusted based on discussion. Christiane expressed her opinion again that the building repairs for her building and others are not adequate from when she served on the Board. She was reminded that she has received information addressing her concerns several times. The buildings are safe and repairs are adequate so the matter is closed.

Executive Session. Adjourned into executive session at 9:01 p.m. to discuss a specific enforcement issue. Returned from executive session at 9:13 p.m.

Adjournment. On a motion made by Karen, seconded by Mark, and unanimously carried, the meeting adjourned at 9:13 p.m.

Submitted by *Karen Fassler*, Secretary/Treasurer