

Park East Square Homeowners Association

MONTHLY BOARD MEETING MINUTES

March 11, 2025 via Zoom

Call to Order. The monthly Board meeting was called to order at 7:10 p.m. A quorum of the Board was present: Lois Bennett, Karen Fassler, Greg Butt, and Ruli Warner-Rosen. Also present were Brent Chapman, HOA Facilities Manager, and Allan Orendorff, Trio Community Association Manager.

Homeowners present: David Longenecker, Mary Newell, Therese Spears, Christiane Audi, Steve Haymes, Roxanne Royce, Rita Mitton.

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

Member Issues & Questions.

- Steve asked that Boulder's web portal for reporting the homeless be added to the website and will email the link to the Board. Second, he is concerned that all the past minutes are no longer on the website so Karen explained he can request the minutes. Be sure to include the specific dates. Finally, he reiterated his comment from the informational meeting last night that 28 days to review the draft governing documents is insufficient, which was acknowledged at the time and again at this meeting.
- Christiane asked the cost of rewriting the governing documents. Karen will look it up and email her the cost. Christiane also asked for transparency on what the Board is doing, especially the governing documents because she was surprised by the complexity.
- Roxanne said many months are needed to review the governing documents so she does not understand the rush.

Facilities Manager's Maintenance Report. Brent reported on the following items.

- Working on the contract for 2nd phase of parkway strip project.
- 1160 sewer repair status. Brent is hoping the saw cut will be this week and the repair next week.
- A letter was issued for the phased paving of the 1150-1186 cul-de-sac's parking lot and there has been some feedback.
- Discussion of D unit and other sewer pipes, including consideration of adding camera scoping to the standard cleaning. Brent noted that two sewer pipes have been completely rotten just this year. Camera scoping would check the lines the cleaning, which adds approximately \$200 to \$250 per camera for a total of \$4,000 for 18 buildings. Consensus was to do the camera scoping to see if cleaning is necessary.
- Comcast check of lines. A Comcast representative inspected their junction boxes with Brent and Lois. Others own boxes with Century Link being the worse. Brent will contact them to see if they will do an inspection.
- Staff are trimming bushes, especially dogwoods, and want to finish during this optimal time.

Administrator's Report. Al provided the financial report for February. There was \$79,285 in operating funds and \$521,380 in reserve funds for a total of \$600,665. Operating expenses were approximately \$2,000 under the estimate but landscaping \$800 over. Landscaping was \$14 over budget but year-to-date is \$3,286 under budget.

Old and New Business

- Proposed change to rules. Karen moved, to approve proposed changes to the gardening rules and Lois seconded. The changes were proposed in response to an owner's request for additional guidance, especially for raised beds. Revisions were made to the proposal based on discussion. Karen offered an amended motion to approve the changes as revised during the meeting, Lois seconded, and the changes were unanimously adopted.

Executive Session. The Board adjourned into executive session at 7:52 p.m. to discuss a staffing matter. The Board returned from executive session at 8:40 p.m.

Adjournment. On a motion made by Karen, seconded by Lois, and unanimously carried, the meeting adjourned at 8:41 p.m.

Submitted by *Karen Fassler*, Secretary