

Park East Square Homeowners Association
MONTHLY BOARD MEETING MINUTES
April 8, 2025 via Zoom

Call to Order

The monthly Board meeting was called to order at 7:05 p.m.

A quorum of the Board was present:

- Lois Bennett
- Greg Butt
- Ruli Warner-Rosen
- Mark Liebendorfer

Also present:

- Brent Chapman, HOA Facilities Manager
- Allan Orendorff, Trio Community Association Manager.

Homeowners present:

- Rita Mitton
- Christiane Audi

Ratification of Out-of-Meeting Decisions

- On a motion made by Lois and seconded by Mark, the Board unanimously ratified the decisions made outside a meeting:
 - approval of an application for electrical wiring modification.
 - approval of an application for exterior A/C installation

Approval of Previous Board Meeting Minutes

- On a motion made by Lois and seconded by Mark, the Board unanimously approved the March meeting minutes.

Member Issues & Questions

- Christiane
 - Asked about the electrical wiring. Ground wire to be installed and connected to inside panel from outside panel.
 - What is the Nonprofit act mentioned in the draft of the governing docs? Questions about governing docs need to be submitted in writing.

Facilities Manager's Maintenance Report

- Lawns of Boulder awarded contract for 2nd phase of parkway strip project – estimated to occur the week of May 12 - hopefully completed that week.
- Sewer repairs - 1160 complete. 1166, 1156, & 1176 getting quotes & dates for repairs TBD. Needs to be addressed before paving starts.
- Gutter repairs have commenced – about half-way finished.
- Building repairs to commence on 4170 approximately the end of May, contractor DCS. Letters sent to owners.

- Spring clean-up by CoCal to occur in April – exact dates TBD. Account managers were shuffled, so it is taking time to get in touch with the right people.
- Tree removal happening on Wed, April 9th, a cottonwood near 4110 & 4140, and an ash by 1186.

Administrator's Report

AI provided the financial report for March:

- Operating: \$76,102.50
- Reserve: \$588,246.73
- Total: \$664,349.23

Old and New Business

- Review draft newsletter items:
 - Reminding folks that the property outside their unit does not belong to the unit, but to the HOA, and all modifications must be approved by the Board.
 - The HOA and it's contractors have the right to enter patio areas as needed for the purpose of effecting repairs/painting/etc. Efforts are made to contact occupants before entry, but if no one is home, repairs proceed.
 - Reminding owners and tenants about civility in dealing with our facilities folks & contractors.
- Governing Docs review extended – comments are due by May 26th. Summary of comments to date will be posted on the website soon.
 - Reserve study review period. We have 60 days to review. Christiane asked if results of reserve study are going to be shared with owners? She would like them to be shared. Results do not have to be shared, but they likely will be shared. The results are not open for comment.
- Discussion about possible clarifications to raised garden bed rules.
 - Mark is concerned with interference with sprinklers and CoCal work
 - Send to ACC for wording.

Executive Session

The Board adjourned into executive session at 7:30 p.m. to discuss a staffing matter.

The Board returned from executive session at 7:50 p.m.

Adjournment

On a motion made by Greg, seconded by Lois, and unanimously carried, the meeting adjourned at 7:50 p.m.

Submitted by *Greg Butt*, Board Director