

Park East Square Homeowners Association
MONTHLY BOARD MEETING MINUTES
June 10, 2025 via Zoom

Call to Order

The monthly Board meeting was called to order at 7:02 p.m. A quorum of the Board was present: Lois Bennett, Greg Butt, Mark Liebendorfer, Ruli Warner-Rosen, and Karen Fassler. Also present: Brent Chapman, HOA Facilities Manager and Allan Orendorff and Steve Henry, Trio Community Association Managers. Al introduced Steve who will help manage HOAs.

Homeowners present: Christiane Audi, Mary Newell, Andy Neff.

Approval of Previous Board Meeting Minutes

On a motion made by Karen and seconded by Lois, the Board unanimously approved the May meeting minutes.

Ratification of Out-of-Meeting Decisions

On a motion made by Karen and seconded by Lois, the Board unanimously ratified the decisions made outside a meeting to approve applications for an air conditioner and a sump pump.

Member Issues & Questions

- Deferred to the end of the general meeting.

Facilities Manager's Maintenance Report

- Superior Aggregates said the paving project will start on June 17th instead of the 9th. A mass email was sent to owners letting them know. Parking placards have been distributed for resident's cars that will be displaced while the parking lot is closed for the project.
- A lot of tree and bush trimming has been done and it is ongoing, especially near roofs and buildings.
- The Park Strip project for this year near 1110 is complete.
- Sewer repairs for buildings 1166, 1156, and 1176 were completed as part of pre-paving work.
- DCS is onsite and building repairs on 4170 have commenced.
- Estimates have been requested for the stairs and balcony railings that have been identified as the worst.
- CoCal had to move our mowing day to Wednesdays instead of Thursdays going forward.
- Pool furniture update. Some has been delivered and the chaise lounges will be coming.
- Carports, trash rooms, and D unit stairwells are being cleaned, with half done. Lois asked and Brent confirmed that tags are being issued when they see it is packed under the stairs.

Administrator's Report

Al provided the financial report for May.

- Operating: \$40,775.31
- Reserve: \$676,944.48
- Income is slightly ahead for the year and the budget is around \$23,000 under for the year but that can be due to timing for expenses like insurance and building repairs.

Old and New Business

- Approve purchase of a new pool cover. Mr. Pool reported that the cover is too rotted so it cannot be repaired. The estimate for a new cover is \$4,000. Lois moved, Mark seconded, and the Board unanimously approved buying a new cover.

Owner Question (deferred from above)

Christiane asked about Steve's role, how the parking placards work, addressing D unit deck membranes and hers specifically, and the status of the draft governing documents. Deck membranes are not being replaced currently. Comments on the governing documents are with the attorney and information on what changes are made will be included in the package that is mailed for approval.

Executive Session

The Board adjourned into executive session at 7:34 p.m. to discuss an individual enforcement matter. The Board returned from executive session at 7:54 p.m.

Adjournment

On a motion made by Karen, seconded by Lois, and unanimously carried, the meeting adjourned at 7:56 p.m.

Submitted by *Karen Fassler*, Board Secretary