

MONTHLY BOARD MEETING AGENDA: February 18, 2026, 7:00 p.m. via Zoom

7:04 PM Call to Order, meeting instructions, agenda adjustments, and introduction of attendees. (3 minutes)

Attendees

Directors and Staff: Greg Butt, Steve Haymes, Mark Liebendorfer, Roxanne Royce, Ruli Warner-Rosen, Brent Chapman, Trio (Steve Henry and Al Orendorff)

Members: Christiane Audi, Karen Fassler, Lois Bennett, David Longenecker, Theresa Spears, Bill Gibson (Chris Manuel), Rene Sotola, Pat Jeske, Andy, Bjorn Bergman, Bryan Shank, Wayne Schroeder and David Bartlet.

- Recognize the results of the election.
Steve Haymes and Roxanne Royce were recognized as new board members
- Brief introduction by each director on who they are to start off the new Board year.

Approval of January Board Meeting Minutes. (2 minutes)

Postponed until next meeting so all directors can get a chance to review the minutes

Member Issues & Questions (Indicate *when signing in* if you wish to speak & on what subject, **3 min limit**)

Facilities Manager's Maintenance Report (10 min)

- Status of roof repairs: Formula Roofing came and took samples from each roof that was damaged, and sent to the manufacturer(GAF). Waiting now to hear from GAF on claim. Formula also added extra underlayment on damaged areas for protection.
- 4112D Balcony railing: DCS has replaced the section of balcony railing damaged in wind events.
- Fences: rebuilt the split rail fence at the entrance to 1150 cul-de-sac, repaired the log pole fence along Colorado, and repaired the split rail fence behind 4320 along Mohawk.
- **Contracts:**
 - 1) Secured a spot with Advantage Inspections for irrigation backflow testing & reporting in the spring.
 - 2) Painting: Paramount contract is signed.
 - 3) Park strip project: Contract with Boulder Commercial Maintenance is signed/scheduled for 3rd week of may.
 - 4) Pool: We will be doing all the water chemistry ourselves this year so we'll only be using Mr pool for opening & closing.
 - 5) Building repairs: DCS lined up to repair 7 buildings and will be starting earlier this year/TBD. (1156,1180,4145,4202,4227,4279,4350)
- Continue cleaning carports, trash rooms, and D unit hallways.
- We've been taking advantage of the great weather and getting some spring cleanup done down by Colorado ave under the evergreens.

- Status update on Shop mini split repair

We got a full replacement under warranty, but the cost of shipping will be \$338.

Mark called a vote to accept this shipping expense, Greg seconded, all directors voted in favor of the expense.

Christiane

Who signed the contracts? Lois and Mark

What kind of building repairs will DCS perform? siding and trim repairs

Asked for info on building repairs going back 10 years. She needs to submit a records request in writing with the details she wants. Any costs incurred by the Association in preparing this report will be charged to the requester.

Lois

What's the long term implication of mini split repair?

The current mini-split was installed in 2022 and lasted 3 years. Brent does not expect the replacement to last much longer. MRCOOL is a cheap brand.

MRCOOL cost: \$3000

Good brand cost: \$10k

We'll need to set aside reserves so we can replace the unit in 3 years, and we'll need to decide if we want to continue with a cheap model or invest in something that will last longer.

Administrator's Report (10 min)

- Financial Report - review current financial data, any general dues payment issues.

Old and New Business (15 min)

- Board election of officers

President: Greg Butt

Vice President: Steve Haymes

Treasurer: Mark Liebendorfer

Secretary: Roxanne Royce

Mark moved to accept the officers, Roxanne seconded, all directors voted in favor.

- Recording Board Meetings

Christiane: Would like to record meetings.

Al: We do not record meetings because it goes against the advice of our attorney.

Steve: There is value to recording meetings for the purpose of minutes. I may have mentioned destroying the recording after they were no longer needed for purpose of minutes

Lois: Also useful for absent board members to catch up

Chris Manuel: Recordings are helpful in her experience for purpose of minutes

Greg: The recordings will be useful for minutes preparation

Karen: I think that she also favored recording meeting for secretary's role

- “What can the Board do for homeowners? We want to hear from you.”
Christiane: I would like more transparency and less executive sessions
Chris Manuel: Likes transparency
Feedback can be sent to board@parkeastsquare.org

Executive session

8:24 PM Adjournment

Greg moves to Adjourn, Mark seconds, all directors in favor