Park East Square Homeowners Association

MONTHLY BOARD MEETING MINUTES

May 12th 2026 via Zoom

Call to Order

The monthly Board meeting was called to order at 7:05pm. A quorum of the Board was present - Board members included Steve Haymes-President; Mark Liebendorfer -Treasurer, and Roxanne Royce - Secretary. Also present: Allan Orendorff -Trio Community Association Manager. Homeowners present: Therese spears; Karen Fassler; Lois Bennett; David Longenecker; Allan Ordendorff; Mark Liebendorfer; Christiane Sammoury; Wayne Schroeder; Mary Newell; and Rene Sotola.

Approval of Previous Board Meeting Minutes

The Board reviewed the April 14, 2026 meeting minutes. Roxanne explained that portions of the minutes had been generated using Zoom AI transcription tools and supplemented with her own notes and cross-referencing.

Discussion occurred regarding statements included in the minutes concerning prior policy reviews and board authority. Mark expressed concern about references to alleged unsupported policies and requested supporting documentation before approving the minutes. Roxanne stated that the minutes were intended to accurately reflect what transpired during the meeting rather than evaluate the substance of statements made. Following discussion, the Board voted to approve the April meeting minutes, with one abstention.

Ratification of Out-of-Meeting Decisions

The Board ratified four previously approved architectural applications that had been approved by email outside of a formal meeting, including:

- Two fence applications
- One solar panel installation
- One heat pump installation

The Board also ratified approval of an additional exterior modification application involving a storm door and sliding glass door replacement.

Newsletter Update

Steve provided an update regarding the community newsletter. The newsletter had reportedly been completed and prepared for printing, though delays occurred due to scheduling and travel issues. Steve stated that he hoped to finalize and send the newsletter to the printer during the following week.

Architectural Survey Update

The Board discussed the upcoming architectural survey scheduled to run from mid-May through mid-June. Steve stated that Board members planned to participate in portions of the survey process and emphasized that the

Board would review findings before violation letters were issued to homeowners.

Discussion focused on ensuring that the Board retained final review authority regarding enforcement decisions and determining which issues warranted formal notices.

Board Vacancy Discussion

Steve announced that Greg had resigned from the Board, creating a vacant Board position extending through December 2027.

The Board discussed procedures for filling the vacancy pursuant to the Association bylaws and Colorado nonprofit corporation law. Steve reviewed provisions regarding appointment procedures and discussed the possibility that disagreements among current Board members could require broader community involvement if consensus could not be reached.

The Board discussed opening the process to interested community candidates and conducting interviews before selecting a replacement.

Communication Protocol Discussion

Roxanne raised concerns regarding the tone and professionalism of certain Board communications. She referenced a recent email exchange among Board members that contained inappropriate personal and sexualized references and stated that she would support adopting clearer communication standards for Board interactions.

Steve agreed that professional communication among Board members was important and expressed concern regarding recent references to prostitutes and its inherent lack of appropriateness.

Homeowner Censure Investigation Discussion

Steve discussed his review of Association governing documents concerning prior homeowner censures. He stated that he had reviewed declarations, bylaws, policies, and rules spanning multiple years and concluded that he could not identify documented authority supporting prior censure actions.

Steve further stated that he had prepared an investigative document summarizing his findings and proposed adding the document to the meeting record as an addendum to the minutes.

Extensive discussion followed regarding:

- Whether the Board possessed authority under existing governing documents
- Whether the matter should first be reviewed in executive session
- Whether legal counsel had formally advised the Board on the issue
- The distinction between factual records, legal conclusions, and personal opinions

Several homeowners and Board members expressed differing opinions regarding the Board's authority to censor homeowners for alleged misconduct. One homeowner alleged that a homeowner had made verbal threats. Roxanne asserted that no due process for the accusations had been executed.

No final action was taken regarding inclusion of the affidavit in the Meeting record.

Harassment Policy Discussion

The Board briefly discussed the November 2025 Harassment Policy and possible revisions. Mark suggested that any concerns regarding the policy should be addressed through formal edits and review by the Board.

Steve stated that revisions to the policy remained under consideration and would likely be reviewed at a future meeting.

Adjournment

The meeting continued with additional discussion. No final adjournment time was clearly stated in the transcript provided.

Discussion on Documents, State Laws, and Board Roles

Discussion occurred regarding whether certain submitted documents were opinions versus official records.

A motion was introduced to upload the latest PDF versions of the Colorado Nonprofit Corporation Act (CRNCA) and the Colorado Common Interest Ownership Act (CCIOA) from the Colorado State Legislature website to the HOA website documents page. The reasoning given was that board members and homeowners should have easy access to the governing state laws, similar to existing access to bylaws, declarations, policies, and rules.

The motion received a second and passed after one abstention.

Additional discussion focused on Board director roles and responsibilities, with references to attached documents concerning bylaws and CRNCA guidance.

A motion was made to include the board roles and responsibilities documents as addenda to the meeting minutes. The motion passed.

Policy Discussions and Harassment Policy Debate

Members discussed approaches to revising HOA policies, including whether to redact or fully rewrite policies.

Discussion centered on identifying "low-hanging fruit" or easier policies to revise first. The Conflict of Interest Policy and Harassment Policy were identified as priorities for review.

The shredding policy was discussed extensively, including concerns about record retention, documenting what is shredded, and ensuring transparency. Members clarified distinctions between shredding official documents versus receipts or nonessential materials. It was noted that business records such as receipts are typically retained for audit purposes.

Discussion also addressed email retention and the perception created by references to document shredding.

Debate followed regarding the HOA Harassment Policy, including references to Colorado criminal versus civil harassment laws and whether the policy appeared targeted to certain homeowners.

Concerns were raised about non-lawyers expressing legal opinions during the meeting, and requests were made to move discussion forward.

Facilities and Financial Reports

The Board returned to unfinished agenda items after realizing portions of the agenda had been skipped.

A facilities report summarized landscaping, storm cleanup, fence repairs, sewer repairs, paving schedules, pool opening plans, and parking conditions following the departure of students from the area.

The financial report stated that the HOA remained under budget overall, though capital expenses were temporarily over budget due to timing of projects. Operating account balances, reserve balances, and interest income were reviewed.

No significant concerns were raised regarding the financial status.

Member Issues Owner Questions – None

Executive Session related to staff member's yearly review initialed at 8:01

Adjournment - The meeting was unanimously adjourned at 8:15 p.m.