

MEADOWS ON THE PARKWAY BOARD OF DIRECTORS MEETING MINUTES

Meadows Clubhouse, Boulder Colorado

Tues, February 25, 2020 6:30 pm

- I. Call to order and establishment of quorum: 6:28 pm
Board present: Gregory Menvielle, Claire Seger, Brad Seng, Tom LeMire, Eric Nelson
Hudson present: Kay Jones
Homeowners present: Thomas Rogers
- II. Homeowner's Open Forum
550 #68 – Homeowner request for exterior alteration. Installation of replacement cooling unit requires A/C signal wire from upper unit condo to A/C pad. Running the wire externally appears necessary. Homeowner will consult with Highland Maintenance to see if there is a reasonable alternative; if not, Board will decide best route for the external wire.
- III. Approval of January minutes: **Approved**
- IV. January Financial Statement review: Aside from approx. \$3,200 unfavorable variance for ice dam-related Building Maintenance, we are on track with budget. Utilities normal; 560 no longer shows continuous water use.
- V. Manager's Report
 - A. Davey Tree began the pruning/trimming work on 2/21/20.
 - B. Contacted Trucraft for available pendant lights that are Dark Skies compliant. Their recommended fixture is the same as the one from McBride Lighting. Asked for proposal for purchase & installation of 24 fixtures.
 - C. Need to arrange for replacements of exterior wall sconces. Can request proposals to have all the existing sconces taped over at the top, per direction from Tom Lemire; or get estimate for new fixtures such as the RBH Portal Bulkhead from McBride Lighting. Tom LeMire will test effectiveness of spray painting (black) the upper hemisphere on the inside of the sconces. Board preference is to tape or spray paint existing sconces rather than replace them.
 - D. Will conduct an inspection of all landings once weather clears, to determine ones to be resurfaced with the decks this spring.
 - E. Notices of excessive water usage in building #560 were posted at every door. Water bill from Jan-Feb appears normal.
- VI. New Business
 - A. Emails were sent to all Homeowners on 2/14/20, regarding the Board's awareness of the ice buildup in the gutters and on the decks, ice damming under the eaves and large formations of icicles. Homeowners were asked to clear their property as much as possible to prevent further damage.
Several homeowners responded with reports or pictures of ice buildup. One extreme icicle dropped onto an air conditioning unit; checked a few days later and did not see damage.
Board discussed contracting trades to evaluate the ice situation that has developed this winter. One gutter company has suggested oversized 3"x 4" downspouts (as opposed to 2"x 3") may have more impact than larger gutters. Roofing inspections and installation of ice shield along the lower eaves could be investigated. Kay Jones will ask Jon Lang about what action was taken

following the engineering report submitted in 2003, and the efficacy of that solution. **A structural engineer or similar professional will be hired to inspect all buildings and provide an objective review of our options to address the ice damming issues.**

- B. Marek Bajer from Original Coatings will contact the owner of #92 to evaluate the deck surface once the weather is conducive. Marek will need to schedule an inspection of the areas to be addressed, to confirm measurements and condition, before submitting the proposal for the work.
- C. Mile High Striping asphalt patching delayed due to weather, scheduled for 3/20/20, unless something opens up beforehand. Due to weather delays and expanding potholes, necessary work and Mile High Striping's quote have increased. New \$2,000 quote **Approved**.
- D. Report from Volunteer landscape committee chair, regarding plans for the coming season.
- E. Schedule meeting with Torii Landscaping and Claire Seger when snow melts, to discuss age and viability of current sprinkler system. Determine needs for repair / replacement / extensions; and solicit proposals for any large expenditures. Ster Dubberly will be asked to attend this meeting.

VII. Old Business

- A. Need railing painted at 560. Contacted DNA Welding. Weather has not been warm enough but will try to finish this week.

VIII. Other agenda Items

- A. Board members review of Bylaws, for needed changes and/or updates. Initial goal is to remove and archive outdated and/or superseded portions.

- B. Violations:

- 550 #51 – 2nd Notice, Pet disturbance and soilage

IX. Adjournment: 7:33 pm

Next meeting: Tuesday, March 24, 2020 6:30 pm