

MEADOWS ON THE PARKWAY CONDOMINIUMS

BOARD MEETING MINUTES

Meadows Clubhouse, Boulder Colorado

Tues, March 24, 2020 6:30 pm

- I. Call to order and establishment of quorum: 6:40 pm (remote via Zoom)
- II. Homeowner's Open Forum
 - A. Discussion of issues involving trespassing (sleeping in parked car) in 550 garage; reviewed need to contact police in similar situations.
- III. Approval of February minutes: **Approved**
- IV. February Financial Statement review
 - A. XCEL down significantly from prior year, Water/sewer flat. Revenue on budget, expenses show approx. \$10,000 unfavorable variance primarily due to snow removal costs.
- V. Manager's Report
 - A. Met with Scott from Highland Maintenance and Brent Grimditch from Cave Consulting to discuss the repeated problems with frozen gutters, icicles, ice damming, and water damage. Discussed all the various solutions that have been attempted over the last 15 years. Will receive a proposal from Cave Consulting to fully inspect the property in order to make recommendations. Would need to access some units to inspect from inside. **Possible action: test commercial grade heat tape on one unit if electric supply supports it.**
 - B. Conducted an inspection of all landings with Highland Maintenance, and rated deterioration on a 1-5 scale. (Areas of two worst landings were confirmed by another homeowner).
 - C. Waiting for proposal from Trucraft for purchase & installation of pendant lights that are Dark Skies compliant. (Same as the one from McBride Lighting). Proposal pending receipt of permit cost from City of Boulder.
 - D. Need to arrange for replacements of exterior wall sconces. Waiting for response on Tom Lemire's experiment with spray painting the interior top half of each circular cover; or get estimate for new fixtures such as the RBH Portal Bulkhead from McBride Lighting.
 - E. Jon Lang has returned, asking for prompted the engineer's report in 2003 regarding 530 #80 & #92; what was action was taken in response, and the efficacy of the action.
- VI. New Business
 - A. Proposal received from Highland Maintenance for removal of dead and failing Aspens. **Approved**
 - B. Proposal received from Superior Aggregates for crack sealing the parking lot. This was included in the Reserve budget for 2020; to maintain the surface lots in shape to be seal coated in 2021. **Approved**
- VII. Old Business
 - A. Mile High Striping asphalt patched large deteriorated asphalt area by the Kaiser entry.
- VIII. Other agenda Items
 - A. Violations:
 - 550 #62 – Car washing
 - B. Board review of Bylaws and needed changes.
- IX. Issues around coronavirus

- A. Contracts: Pool maintenance vendor will be warned of late pool opening. Monthly clubhouse cleaning will remain in place.
 - B. General: Recent webinar stressed: Board's duty is to the organization, not individuals; HOA founding documents should be followed
 - C. Communications: Communicate resources – but only quality resources, and do NOT paraphrase (changing nature of guidance suggests links are the best way to do this); notice will be placed in clubhouse gym re-stating that the clubhouse is closed and the workout area is not being cleaned.
 - D. Gregory will draft a message (on Google Docs for Board collaboration) for dissemination to all owners; the message will include resources for condo owners around the issue of coronavirus as well as reassuring all that the Board and management are keeping abreast of the challenges as they relate to MOP.
- X. Adjournment: 7: 30 pm
- Next meeting: Tuesday, April 28, 2020 6:30 pm