

# MEADOWS ON THE PARKWAY CONDOMINIUMS

## BOARD MEETING MINUTES

MEETING HELD REMOTELY ON ZOOM

Tues, April 28, 2020 6:30 pm

- I. Call to order and establishment of quorum: 6:48 pm  
Board logged in: Gregory Menvielle, Claire Seger, Tom LeMire, Brad Seng, Eric Nelson  
Hudson logged in: Kay Jones  
Owners logged in: Ellen Berman (550 # 54), Gabrielle Pfister (550 #71), Tim McKeon (550 #69), Maryl Swick (550 #63), Arielle (530 #82), Faye Doherty (560 # 31)
- II. Homeowner's Open Forum
  - A. Maryl Swick raised issues of break ins of two garage storage units in 550; barking dog in 550 (addressed below); daylong guest parking in clubhouse lot (technically allowed except in marked 15-minute spots or overnight).
  - B. Tim McKeon raised issues of dogwoods needing trimming on east side of 530 and 560; decorative items and planters hung on balcony railings; rapid degradation of recent paving patching; possible use of CFL bulbs on landings to comply w/ Dark Skies program; (with Gabrielle Pfister) dog urinating on 550 northeasternmost landing and in 550 garage on columns near mailbox (addressed below).
  - C. Ellen Berman asked about fascia painting (just beginning now as weather allows).
- III. Approval of March minutes: **Approved**
- IV. March Financial Statement review  
Finances on track w/ budget. Ex-irrigation, water use up 14% over prior year, likely due to stay at home order. Electricity use in 530 down 20% from prior year, 560 up 39% from prior year (although in line w/ other buildings).
- V. Manager's Report
  - A. Neighbors of 530 #78 reported having water back up in the floor drain of laundry room when they heard it running in #78; as well as there being a saturated ceiling tile in the garage below. Managers of #78 reported that it actually was coming from #90 above, as it backed up into their unit also. Contacted #90 owner to call a plumbing company.
  - B. Board question for Cave Consultants, after review proposal: What are roof assemblies? ("Determine the roof assemblies on the flat portions of the buildings.") ***I will be cutting a roof sample on the flat roofs on each unit to determine the existing conditions below the membrane. This will help me determine what insulation exists, structural deck type and if there is moisture below the roof membrane. After analyzing, I will patch the samples with compatible materials.*** Since gutters and downspouts were full of ice for some weeks, I wonder if they were part of the problem; does his proposal include analysis of gutters & downspouts? ***Definitely, I'll be surveying the roofs' entire system.*** Going ahead with next step of Cave's analysis (if \$2,000 or less) **approved**.
  - C. Report of roof leak at 560 #37 was the result of frozen gutters causing ice damming under the shingles; which seeped inside and caused drywall damage. (Sent a copy of the report from B&M to Cave Consultants)

- D. It was noted that unit 550 #55 is a ground floor unit, so may not be a candidate for resurfacing. Highland Maintenance has suggested 540 #18 should be looked at. Have reached out to Original Coatings to see if there is an ETA for inspection. Change to 540 #18 **approved** if deemed appropriate by Highland Maintenance.

#### VII. New Business

- A. Have not received any further information from Trucraft regarding pricing for pendant replacements, or direction from the Board on how to proceed with sconce replacements or modifications. Asked Trucraft for recommendations in writing; and will look at getting other bids unless requested to do otherwise. Delays may be a result of pandemic shutdown. An additional quote will be pursued. There is some uncertainty on how the shutdown has affected deadlines on the Dark Skies program.
- B. Seasonal pool opening: Tabled until May Board meeting. Board members will seek guidance from a legal webinar on May 7<sup>th</sup> on this topic. Immediate pool apron access to the clubhouse may be an additional issue. At the least, pool will not open before Boulder municipal pools are allowed to open. July 4<sup>th</sup> opening might be an appropriate option.
- C. Ecopasses: RTD will refund some money for reduced usage in 2020 due to stay at home order. 2021 costs will be based on 2019.

#### VIII. Old Business

- A. Met with Highland Maintenance and walked the property to review the Aspens called out by Davey Tree as failing or diseased prior to removal; took one off the list that appeared healthy.
- In the course of the removal, also removed two large broken Aspen branches in the NE corner of 530, and a small Pine that was uprooted between 560 & 550. (Davey Tree looked at it first, but it was not salvageable).
- Highland Maintenance will also remove any volunteer trees growing in the river rock around the building's foundations.

#### IX. Other agenda Items

##### A. Violations:

530 #78 – Possible water leak (RESOLVED)

550 #49 – Balcony Storage

550 #51 – Pet Disturbance: Two notifications sent w/ no response. No owner or management presence at this hearing. Board **approved** initial \$100 fine for non-compliance with nuisance regulations.

550 #72 – Pet Waste: Tom LeMire will discuss w/ owner.

B. Board review of Bylaws and needed changes. These ideas will be run by counsel with an eye to final approval at May Board meeting:

- Paragraph 4.1 changed to explicitly allow three, five or seven Board members.
- Paragraph 4.2, obsolete Declarant language, removed and replaced with plug language.
- Confirm Article 9 is in compliance with our Enforcement policy.

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Adjournment: 8:15 pm

Next meeting: Tuesday, May 26, 2020 6:30 pm