

BOARD MEETING Minutes

MEADOWS ON THE PARKWAY CONDOMINIUMS

MEETING HELD REMOTELY ON ZOOM

Tues, May 26, 2020 6:30 pm

- I. Call to order and establishment of quorum: 6:30 pm
Board: Gregory Menvielle, Brad Seng, Eric Nelson, Claire Seger, Tom LeMire
Hudson: Kay Jones
Owners: Hal Lewis, Jeff Lawson, Bruce Neuman, Tim McKeon
- II. Homeowner's Open Forum
 - 540 #34: Homeowner would like family member to move into unit 530 #73 and would like approval to install railing on the walkway leading to the stairs at #73 (southeasternmost entrance to 530). Indicated they would pay for installation costs. Railing installation concept **approved**. Management will get a quote and homeowner will be given the option either reimbursing for that quote or providing their own Design Review form.
 - 540 #7: Encouraged opening pool as soon as possible and encouraged fairness in policing parking violations.
 - 550 #69: Would like river rock beds (such as A/C unit areas) weeded. **Approved** weed remediation by Torii Landscaping.
- III. Approval of April minutes: **Approved**
- IV. April Financial Statement review: Annual budget still on track. Xcel: nothing to report. Water/sewer: Irrigation for Apr/May shows significant annual fluctuation (198 kgal in 2020 vs. 4 kgal in 2019), likely due to differing spring weather; 530 up approx. 40% over prior year; both will be monitored.
- V. Manager's Report
 - A. Marek Bajer will not be able to schedule anything until after June. Pandemic may cause significant delays. It is questionable whether all units will be receptive to having workers going through their unit. Asked for an estimated time frame so that we can contact the owners and see if any would rather wait until 2021.
 - B. Seasonal Pool Opening: Hydrodynamics pool company is aware of the current state mandates involving pools. The governor will be releasing a new state mandate for June, it's unknown whether restrictions will change. Pool remains closed for now.
 - C. Master Plumber who normally does the sewer cleanouts was ill on the scheduled day. Had a different plumber complete the cleanouts at 530 and 550 Mohawk, as arrangements had already been made to access the garage storage closets. Because of the wear on the sewer lines, will wait another week before rescheduling 540 and 560 with a new plumber.
 - D. Contacted Ion Electric and Fresco Electric for proposal/recommendations on exterior lighting. Meeting will be scheduled with Ion Electric next week.
 - E. Highland Maintenance postponed doing garage cleanings in March, due to the abundance of vehicles on site as a result of stay-at-home orders and is ready to resume if approved. Power washing the garage will be delayed until July.
Fascia painting was completed last year at 550 and 530. 540 is 50% complete. Both 540 and 560 have some challenging areas that will necessitate renting a lift to access.

- F. Requested attorney approval for updating bylaws paragraphs 4.1, 4.2, and whether current Enforcement Policy is compliant with Article 9.

VII. New Business

- G. Cave Consulting will be on site Thurs, 5/28/20; to do the roof inspection. He'll be accessing all the buildings with his own ladder. For now, he doesn't need access into units, storage or attics; but would like to use the ladder to take a look at a handful of the balconies. Needs to know if there are some unit's where the homeowners are okay with that.
- H. Torii Landscaping can prune the dogwoods at 530 & 560 for \$65/hour, not to exceed \$300. Thinning without topping **approved**.

VII. Old Business

- A. Blockage in shared laundry line for units #78 and #90, had to be cleared from below but all tested clear (3 laundry load-tested).
- B. Highland Maintenance will be tasked with replacing the failing white lighting appliances east and west of the 530/520 arch with dark bronze sconces.

VIII. Other agenda Items

- A. Violations:
 - 530 #90 – Possible laundry room plumbing problem (RESOLVED)
 - 540 #20 – Overnight parking at clubhouse (courtesy) ***Flag to add to Rules & Reg'ns**
 - 530 #87 – Laundry on balcony
 - 540 #23 – Patio string lighting

IX. Adjournment: 7:20 pm

Next meeting: Tuesday, June 23, 2020 6:30 pm