

Avila Park Home Owner's Association
Board of Directors
Minutes of the Board Meeting
March 17th, 2021

Minutes of the Board of Directors meeting of the Avila Park Home Owner's Association, Denver, CO, held virtually in Denver, CO at 5:30PM MST on March 17th, 2021.

1. CALL TO ORDER

Michael Workman, Avila Park Senior Property Manager, called the meeting to order at 5:30PM MST.

2. ROLL CALL

Board members present:

Chad Lisowe, Vice President, arrived 5:30PM MST

Natalie Pearson, President, arrived 5:30PM MST

Dmitry Kaydanov, Treasurer, arrived 5:30PM MST

Christian McConnell, Member at Large, arrived 5:30PM MST

Others present:

Owner of 403, arrived at 5:30PM MST. Left at 5:40PM MST.

Absent:

Joe Schierbeek, Secretary

3. APPROVAL OF PRIOR MEETING MINUTES

Motion made by Chad Lisowe, seconded by Dmitry Kaydanov to remove incriminating descriptions from the February HOA meeting conducted on February 21, 2021. Motion carried at approximately 5:54 PM MST.

4. FINANCIAL BUSINESS

Motion by Chad Lisowe, seconded by Christian McConnell, to accept the February 28, 2021 financial statements. Motion carried at approximately 6:00PM MST.

5. OLD BUSINESS

SBSA Contract Status. The contract needs to be signed by Board President. It will be signed and returned to Mike by March 18, 2021.

Outstanding Work Orders. There are three projects for Andy to be completed: adding a chain for the trash room doors, lighting at the back door, gym, and storage units, and power washing the trash room. Andy should be out by Friday March 19.

Towing Contact. We need to resign current contract for towing partnership. In the new contract, we are looking for a 5 year agreement.

Broad Based Building Exterior Re-key. Mike will drive out to show Denver Lock and Key and can begin cutting keys.

Bike Clean-up Project. Residents are expected to tag bikes by March 31, 2021. The tags are out, and signs are up to remind residents. Mike will send a reminder email to owners by March 25, 2021.

Dryer Vent Cleaning. Mike will schedule this for the building.

6. NEW BUSINESS

Appfolio. All live! Board members asked questions about how to integrate Appfolio with current board procedures. This will be the main topic of discussion for the April board meeting.

Moving Violation. A tenant moving out blocked trashcan with bed frame after moving. Assessing \$250 fine that will be paid by not refunding the move out deposit.

Construction Violation. A unit owner not present at the meeting violated the construction policy for working after hours and not cleaning up after construction. Because this was their second and third Tier 3 violation, the board approved two fines Tier 3 fines for second and third offenses totaling \$1,500.

A unit owner present at the meeting violated construction policy for working after hours and transporting material through the front door. This was the owner's first offense. Fines were waived for 406.

Work Order History Report. Mike will download and attach the Work Order History Report from Appfolio and attach it to the Board Packet. Board members will be able to review outstanding workorders.

Noise during work hours. There have been complaints of loud noises during working hours around the building. Mike will send a reminder to the building to be respectful of noise at all times, not just during the designated quiet hours.

7. NEXT MEETING DATE

The next monthly Board meeting is scheduled for April 21, 2021 at 5:30PM MST.

The board meeting adjourned at 7:30PM MST.

These minutes were ----- by the Board of Directors.

Natalie Pearson
Board President