

Avila Park Homeowners Association

Board of Directors

Minutes of the Board Meeting

May 27th, 2021

Minutes of the Board of Directors meeting of the Avila Park Homeowners Association, Denver, CO, held virtually in Denver, CO at 5:30PM MST on May 27th, 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

Joe Schierbeek, Secretary, arrived at 5:45PM MST

Others present:

None

Absent:

No Board members were absent

3A. Approval of 4.30.21 Financial Statements

Motion by Christian McConnell, seconded by Joe Schierbeek, to approve the Financial Statements as of 4.30.21.. Motion carried at approximately 6:30PM MST.

3.B APPROVAL OF PRIOR MEETING MINUTES

Motion by Christian McConnell, seconded by Joe Schierbeek, to approve the minutes of the March HOA meeting conducted on April 21st, 2021. Motion carried at approximately 6:30PM MST.

3C. SBSA Call

The Board discussed the health of the roof with the Engineering/Design firm SBSA. This included reviewing the report provided by SBSA earlier in the month of May. The discussions also involved the “Green Building” initiative that is required for all significant new construction projects - including the construction of the new roof required for the building.

Additionally, SBSA informed the Board of the following timeline updates for the new roofing project:

- 3-5 weeks for Design Review Package
- 3-4 weeks to secure complete bid process with potential contracts

Based on all of the information discussed on this call, it is most likely the Roof project will commence in the spring/summer of 2022.

4. OLD BUSINESS

Building Keys. The 45 Exterior Keys and Interior Keys for the building have been dropped off and the Board is working with Angel to get these keys cut.

Status of Roof Fan Repairs. The Roof fan repairs are occurring to include a new/quieter unit.

Recycle Containers. Weststar Property Management has reached out for a second time to the vendor on replacing the recycle containers.

Symmetry Gas Bill. Weststar Property Management contacted Symmetry Gas and the explanation behind the raised gas bill was due to the storm in Texas as well as the pipeline issues on the East coast. The Board discussed switching over to Excel Energy for gas as Excel did not experience this increase during this time frame. The Board decided to keep this item on the agenda for the next Board meeting in June 2021.

Hot Tub Status. Weststar Property Management has reached out to the vendor for repairing the hot tub. There has been no further communication with the vendor regarding the cost of the necessary replacement part.

SBSA - Refer to item “3C. SBSA Call” above.

MEI Repair Reports. The Board discussed various repairs that have been necessary for the elevator since April and May of 2021. Repairs are continuing to occur for minor noise issues with the elevator.

Community Resource Information. The Board discussed the use of the “Community Resource Officer” for the building. This would allow the board to be able to proactively address issues of security and trespassing with local authorities. The Board is confirming with the local Community Resource Officer that the building is involved in this program. The Board is keeping this item on the agenda for the June 2021 meeting to ensure this is confirmed via Weststar Property Management.

Work Order History Report. The Board reviewed the Open Work Order History Report for May 2021.

5. NEW BUSINESS

ARC - John Wagenseller, #306. The Board discussed the ARC request from #306.

New Residents - Unit #205 and #102. The Board reviewed the new owner information for the units listed.

Violation Report - Letter to #405. Weststar informed the Board there was no further communication from #405 after the Violation Report was sent.

Newsletter. The Newsletter is completed - no further edits are required.

Choice Mechanical - Est. Repair to Remaining Exhaust Fans. The Board approved the repairs to the exhaust fans.

Other - Security Policy Update. The Board discussed final updates to the “Security Policy”. With these updates, the Board finalized and approved the Security Policy.

6. CORRESPONDENCE

Calendar 2021. No action occurred during this meeting regarding the 2021 Calendar.

Email from Unit #406. The Board discussed a fine related to Unit #406 for violating the moving policy.

Other. NONE

7. HOMEOWNER FORUM. Unit #306 joined the call at approximately 7:15PM MST and discussed various topics with the Board.

8. ADJOURNMENT OF THE OPEN BOARD MEETING. No further update.

9. EXECUTIVE SESSION - CLOSED BOARD MEETING. No further update.

AR Status Report. The Board discussed AR Reports. No further action required at this time.

Fines or Violations. The Board discussed fines/violations existing across the Community.

Other. NONE

The board meeting adjourned at 8:15PM MST.

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

Joe Schierbeek, Secretary

May 27th, 2021

AVILA PARK TO-DOs:

- April 2021 TO-DOs are completed as of the date of this meeting
 - Refer to the 4.21.2021 Meeting Minutes for details
- No further TO-DOs were added as of the May 27th meeting