

Avila Park Homeowners Association

Board of Directors

Minutes of the Board Meeting

June 16th, 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 June 16th, 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 5:30PM MST

Others present:

Unit #306 Owner joined at the beginning of the meeting and discussed various topics with the Board

Unit #202 Owner joined at the beginning of the meeting to be present to hear the topics discussed at the June Board meeting

Absent:

No Board members were absent

3A. Approval of 5.31.21 Financial Statements

Motion to approve the Financial Statements for the month ending May 31st was delayed as the Board requested the Financial Statements in a Cash Basis format as opposed to an Accrual Basis 5:55PM MST.

3.B APPROVAL OF PRIOR MEETING MINUTES

Motion by Christian McConnell, seconded by Natalie Pearson, to approve the minutes of the March HOA meeting conducted on May 27th, 2021. Motion carried at approximately 5:55PM MST.

4. OLD BUSINESS

Status of Roof Fan Repairs - Choice Mechanical. The Roof Fans have been repaired and completed by Choice Mechanical. An extra roof fan was procured during the repair process as one of the roof fans slated for repair has since functioned properly.

Recycle Containers - Work Order Status. Weststar Property Management is going to follow-up on the Work Order Status of the Recycle Container on 6/17/2021.

Hot Tub Status Report. The Board confirmed with Weststar Property Management that the Hot Tub has been successfully repaired. No further action required.

SBSA - Roofing Report. The Board directed Weststar Property Management to touch base on the back and forth correspondence on the on-going roof project.

Work Order History Report. The Board discussed the following Work Order History Report outlined below:

- The Board concluded the Pool heater issue was resolved as there have been no further complaints since 6/1/2021
- The Board concluded the issue with the Washing Machine (leaking washing machine) on the 5th floor is in-fact a NON-ISSUE
 - The Board discussed trying to negotiate the new drier rate to be a quarter minimum and then each individual is able to dry their clothes to their desired level
 - Weststar Property Management will send the contract of the Laundry Company to the Board for review of this topic
- Various Andy Tasks were discussed and reviewed for status - refer to Pg. #31 within the June HOA Meeting Packet for the detailed listing

Other. NONE

5. NEW BUSINESS

Ratify MEI Bid for Repairs - \$523.78. The Board motioned and approved the repairs for the elevator repairs via MEI. The motion was carried and seconded at approximately 6:10PM MST.

Junk Removal. The Board discussed the various areas of the building in which trash is going to be removed. 1-800-JUNK is arriving on-site at the building on the morning of June 17th, 2021.

DPD Trespass Agreement. The Board discussed signing a form that would enhance security in collaboration with the Denver Police Department. The Board agreed that Weststar Property Management would fill out and submit the form on behalf of the Board and the Building.

Other. As a primary topic in the “New Business” section the Board discussed the repair of the Garage Door that was damaged by a resident’s vehicle.

6. CORRESPONDENCE

Calendar 2021.

ARC Requests: ARC - John Wagenseller, #306

Other. NONE

7. HOMEOWNER FORUM. Refer to the “Others Present” under Section #2 above for the topics discussed in the general “Homeowner Forum” for this present June Meeting.

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

9. EXECUTIVE SESSION - CLOSED BOARD MEETING. The Board discussed the following topics during the closed board meeting (in addition to the “AR Status Report” and “Fines or Violations” line items listed below):

- The Board further discussed the cause of the damage to the Garage Door as well as the ongoing repair efforts to the Garage Door
- The Board discussed procuring a sign which would designate the “North Door”.
 - Large Deliveries thru North Door - goes on entrance of building
 - Sign for Back Door - move through North Door
- The Board discussed heightening communication efforts with SBSA regarding the Roofing Project - The Board is monitoring for a response by June 23rd, 2021
- Additionally, the Board discussed various alternatives to the “Green Roof” requirement that will be a necessity for the new roof build

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

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

Other. NONE

The board meeting adjourned at 7:00PM MST.

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

Joe Schierbeek, Secretary

June 16th, 2021

AVILA PARK TO-DOs:

- No updates since to the Avila Park To-Dos since the April 2021 HOA Meeting