

Avila Park Homeowners Association

Board of Directors

Minutes of the Board Meeting

July 21st, 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 July 21st, 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

Joe Schierbeek, Secretary, arrived at 5:30PM MST

Others present:

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

Absent:

Christian McConnell, Member-at-Large was absent from the meeting

Chad Lisowe, Vice President, departed the meeting at 6:00PM MST

3A. Approval of 5.31.21 & 6.30.21 Financial Statements

The Board Motioned and Seconded the approval of both the 5.31.21 and 6.30.21 Financial Statements. As of June 30th, 2021, the Board has begun receiving “Cash Based Financial” statements. The Board will receive these “Cash Based Financial” statements going forward. The motion was carried at approximately 6:30PM MST.

3.B APPROVAL OF PRIOR MEETING MINUTES

Motion by Natalie Pearson, seconded by Dmitry Kaydanov, to approve the minutes of the June HOA Meeting conducted on June 16th, 2021. Motion carried at approximately 6:05PM MST.

4. OLD BUSINESS

Recycle Containers. Still waiting to hear back from Alpine Waste Management on the Work Order submitted to them for repair of the Recycling Container. Weststar Property Management will continue to follow-up with Alpine to complete this work order.

Laundry Increase - Status. The Drier units were switched to 50 Cents per drying session. This 50 Cent price purchases 30 minutes of drying time. The price-per-minute of drying time remains the same under this new price structure.

Roof Fan Status - Completed. Completed and repaired. No further follow-up or action items.

Property Signage. A member of the Board is completing additional follow-up actions regarding the new signage around the property.

Work Order History Report. The Board discussed various action items on the Work Order History Report - both those that were completed and those in-process. Refer to the full agenda of the July 21st Avila Park HOA meeting for details on the Work Orders completed and outstanding for the building.

Entry System Update. Weststar Property Management is expecting to complete the Entry System Update by the end of the current month (July 2021).

Other. NONE

5. NEW BUSINESS

Fitness Room Revamp. The Board unanimously approved spending of up to \$3,500 to improve the fitness room area.

Ratify Colorado Garage Door Repair Bid - \$903.17. Joe Schierbeek motioned to ratify the Garage Door repair bid and Chad Lisowe seconded the repair bid; at the price indicated above. This approval was carried at approximately 5:45PM MST.

Swamp Motor Replacement. The Board discussed necessary repairs and the status of Swamp Motor Replacement of the unit. The Board has had this unit for approximately 18-months. The Board suspected the build-up issue within the Unit may have been due to a lack of follow-up quarterly maintenance performed by the Board's applicable Vendor.

Workorder History Report. Refer to the "Work Order History Report" section above

Other. None

6. CORRESPONDENCE

Calendar 2021.

Newsletter 3rd Quarter. The Board discussed the various topics to be included in the Quarterly Newsletter to the Community.

ARC Requests: None

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 July 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 discussed completing signatures for check runs via the Avila Park Portal online
- The Board discussed various repairs/improvements identified for the West Fence lining the outside parking lot
- The Board is continuing discussions with Group 14 Engineering regarding the “Green Roof Build” requirements that will be associated with the new roof project

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

Fines or Violations. No fines/violations were reported for this period

Other. NONE

The board meeting adjourned at 7:00PM MST.

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

Joe Schierbeek, Secretary

July 21st, 2021

AVILA PARK TO-DOs – July thru August 2021:

- Follow-up on quarterly maintenance of the Swamp Unit Motor with Choice Mechanical
- Verify missing Units within the DoorKing system
- Coordinate weed/curb clean-up of the front of the building
- Send pictures of completed back patio to Mike for the Quarterly newsletter
- Send pictures of “Before/After” Gym Improvements for the Quarterly newsletter
- Weststar Property Management to complete the “Entry System Update” by the end of July
- Weststar Property Management and the Avila Board to connect with Alpine on the Work Order submitted to them regarding repair of the container