

**PARK TOWERS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 17, 2007**

BOARD

**Tanya Dragan-Voyevodka- President
Shirley Palmisano- Treasurer
Mike Fuess- Secretary- arrived at 7:10
Paula McDonough- Director**

MANAGEMENT

**Terri Kenyon – CAM
Claire Harry – Assistant**

GUESTS

See List

ABSENT

Mike Cox- Vice President

CALL TO ORDER/ROLL CALL

President Tanya Dragan-Voyevodka called the meeting to order at 7:01.p.m. With three of the five Board Members present, a quorum was established. Mike Fuess arrived at the meeting at 7:10 p.m. The meeting was held in the front office at Park Towers.

MEMBERSHIP OPEN FORUM

The owner of unit #603 Sibyl Titus was present to discuss some issues of concern. Sibyl is having trouble opening the lid to the trash can and would like to have it left open for the homeowners who are not able to open it, also Sibyl has seen the back of the building and the patios are full of junk and it looks awful and the Board needs to make the homeowners clean up their patios, there needs to be a door stopper for the front door and for the door from the lobby area into the street level garage. The Board stated that they had the door stoppers removed to try and prevent the doors being left open for all to wander in and there was a problem with homeless people sleeping in the lobby area. The Board stated that they will keep the trash can lid open Monday through Friday and on the weekends they will try and have the lid left open. Sibyl also wanted to have signs on the door from the lobby into the garage that states open slowly. The Board will have a sign put up stating that.

APPROVAL OF MINUTES

The Board reviewed the minutes from the March 20, 2007 meeting. **Shirley Palmisano made a motion to approve the minutes from the March 20, 2007 meeting as written. Mike Fuess seconded. The motion carried with all in favor.**

ACCEPTANCE OF FINANCIALS

Shirley Palmisano stated that the committee had reviewed the financials and everything is in order. Shirley stated that the Association is spending money; however the money has been earmarked for the various projects. Shirley stated that financials are ok to approve. Shirley stated the Association has saved money with having their own maintenance person on board and looks forward to greater savings in the future. Shirley stated that biggest expense is the gas for heat and hot water. Tanya asked Kenyon & Associates if Mike Cox had gotten back to them with some information on the gas prices they are paying to SPPC. Terri Kenyon stated that no, there had been no contact from Mike Cox, however management will email him in the morning and find out where he is on this assignment. **Mike Fuess made a motion to accept the financial reports**

through March 2007 as presented. Paula McDonough seconded. The motion carried with all in favor.

The Bank statements were included in the Board packets for review. Terri reminded Shirley that the original bank statements are in the management office and are available for review also.

SECURITY

A. Arlington Retaining Wall: Terri Kenyon stated that Artistic Fence is coming out on Friday the 20th and Tholl Fence is coming out on Friday the 27th to assess the fence issue and present the Board with a proposal. Reno Ornamental Iron will be submitting a proposal for the Arlington area next week.

B. Fencing Old Janitorial Area: The Board reviewed the proposal from Reno Ornamental Iron in the amount of \$8,550.00 to install wrought iron fence where the temporary wall for Nora's old shed is, all the way down to the first floor parking garage. The Board would like to table this item until the other proposals are submitted.

OLD BUSINESS

Item A. Status of Sun Deck: Management reported that Karen Dennison, the attorney for Dr. Illiescu contacted management on the 17th of April and stated there are new buyers who will have to sign the hold harmless agreement. Karen Dennison stated that this paperwork will be signed Friday the 20th and then Park Towers and Reno Iron Works will have to sign the papers again. Terri Kenyon stated that Park Towers has been given an extension until May 10th to get this completed. This item will be tabled until the meeting in May.

Item B. Common Area Deeds –Update: Terri Kenyon stated that the information has been sent to the attorney's office and she is working on the issue.

Item C. Basement Garage Ventilation System Update: There was a meeting with Kirk Ellis from KNE Engineering firm in regards to the basement venting issues that Forensic Engineers had brought to the attention of the Board. Kirk Ellis will supply the Board with his report and recommendations for the Board to review by Monday, April 23, 2007. This item will be tabled until the May Board meeting.

Item D. Parking Agreement Update: Terri Kenyon stated that the parking agreement is at the attorney's office for review.

Item E. Maintenance Personnel Policies: The Board would like to table this item until the meeting in May allowing all of the Board members to review all of the maintenance policies and rules provided to them by Kenyon & Associates, Inc.

Item F. Structure Engineer- Parking Space #12 Update: There was a meeting with Kirk Ellis from KNE Engineering firm in regards to the basement venting issues that Forensic Engineers had brought to the attention of the Board. Kirk Ellis will supply the

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Board with his report and recommendations for the Board to review by Monday, April 23, 2007. This item will be tabled until the May Board meeting.

Item G. Common Areas Being Converted to Non – Smoking: The Board would like Dave to install weather stripping and a threshold on the third floor door that leads down to the garage. The Board would like to leave this item on the agenda until further notice.

NEW BUSINESS

There was no new business to be discussed at this time.

MANAGEMENT REPORT

1). Terri Kenyon reported on Senate Bill #362. Terri stated that this bill did not pass in the legislature and this is good news. 2). Terri stated that ADT has stated that the job was sold for a set price so there would be a fixed price to repair the speakers in the 20 units, and the parts that were not used have been returned to cover additional labor costs. The Board has agreed to have the Management Company bill the homeowners who received a new speaker the amount of \$234.45 and bill the homeowners that had work done, but did not get new speakers \$117.23. The Association will accept the responsibility of the remaining balance. 3). Terri reported that the Association passed the Fire Inspection with only one item that needed to be addressed. 4). Terri stated the stand pipes which are located in the East stairwell have not been inspected and overdue for an inspection. Terri stated this procedure is going to happen the week of April 30th.

EMERGENCY REPAIRS

Terri stated the leak in the wall behind units #301 and #401 has been repaired. Terri stated that unit #201 is leaking above the trash can and the homeowner is aware of the leak and is going to repair it. Terri stated the electrical box/panel in the elevator room on the 18th floor will need to be replaced and Action Electric is going to have this installed. **Shirley Palmisano made a motion to purchase the homeowner of unit #301 a gift certificate in the amount of \$50.00 for the inconvenience of not being able to use the kitchen when the work of the leak was being done. Paula McDonough seconded. The motion carried with all in favor.**

COMMITTEE REPORTS

A. Compliance Committee: No report at this time. **The Board would like this committee item to be deleted from the Agenda.**

B. Rules & Regulations Committee: No report at this time. **The Board would like this committee item to be deleted from the Agenda.**

C. Conservation Committee: Tanya presented the Board with some information on tile for the sun deck. This information can be used when the time comes to get tile bids for the sun deck. Terri reported that Kirk Ellis from KNE Engineering had advised management that tile was not a good idea for the sun deck due to the potential for water intrusion as tile and grout are porous by nature. Tanya would like to make a list for Dave in regards to the lights in the hallways and the removal of some of the lights using these lights for other areas that need additional lighting. The Board stated to cut down on the power bill; some of the hallways have too much lighting where others do not have enough. Tanya stated to the Board and the Management Company the recycling bins

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are going to be delivered shortly. Tanya presented signs to the Management Company to put up instructing the homeowners on what to do if they chose to participate in the recycling program.

D. Parking Committee: No report at this time. **The Board would like this committee item to be deleted from the Agenda.**

E. Architectural Committee: No report at this time.

F. CC&R Committee: No report at this time.

MEMBERSHIP CORRESPONDENCE

There was correspondence from unit #502 requesting to speak directly with the Board President, Tanya Dragan- Voyevidka. The Management Company stated they tried to contact the homeowner; however the homeowner only wants to speak with Tanya Dragan-Voyevidka. Tanya stated that she will contact the homeowner and speak with them.

ADJOURNMENT

With no further business to discuss, **Tanya Dragan-Voyevidka made a motion to adjourn the meeting at 8:35 p.m. and convene into executive session. Mike Fuess seconded. The motion carried with all in favor and the meeting was adjourned.**

Respectfully Submitted,

Claire Harry
Recording Secretary

Mike Fuess - Secretary