

# Park East Subdivision Homeowners Association

## RECORD OF PROCEEDINGS

**TUESDAY, DECEMBER 11, 2007, 7:00 P.M.  
U.S. BANK, 1901 GRAND AVENUE  
GLENWOOD SPRINGS, COLORADO**

### **ANNUAL MEETING OF MEMBERS**

The 2007 Annual meeting of members of Park East Subdivision Homeowners Association, Inc. (the "Association") of Garfield County, Colorado was called and held on December 11, 2007, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

#### ATTENDANCE:

##### **Directors**

Nancy Boyer, President  
Libby Bohanon, Vice-President  
Jeri Durnan, Treasurer  
Greg Knott, Secretary  
Melanie Rossow, Director

##### **Owners present**

Sam Wright	Paul Boyer
Abdi Pirzadeh	Mark Butler
Paul and Amy Turley	Rick and Linda French
Marc Isgrig	Jason Boston
Bill Durnan	Chris Laven
Carlos and Maria Ulloa	Chris Romeyn
Mandy Gauldin	Katie and Marty Voller
Jason Haddock	Joaquin Olivas
Erin Martino and Mike Lott	

##### **Owners represented by Proxy were:**

Hilary Garnsey	Judy Spasser
Robert Chatmas	Alice Gustafson
Marcus Taylor	Laurie Strong
Brad Thayer	Tanya and Greg Maynard
Jeffrey Ronning	Ronald Gair
Stephanie Keister	Lance and Dayna Spencer
Sandy Douglas	John H. Holmes
Mariette Purdy	Eric Fisher
Alicia Herring	

Robert Schuckman -proxy in favor Jason Haddock  
Martine Col -proxy in favor Abdi Pirzadeh  
Rhonda Moser -proxy in favor Greg Knott

ALSO PRESENT WAS: Keith Edquist, of Edquist Management and Real Estate, LLC,  
Association Manager

#### CALL TO ORDER/ NOTICE AND QUORUM

President Boyer called the meeting to order at 7:15 p.m. She then introduced Board members Jeri Durnan, Melanie Rossow, Libby Bohanon and Greg Knott. She then introduced Manager Edquist. Owners were asked to introduce themselves around the room. President Boyer noted that all the Board positions were voluntary, and that the Board serves in the interest of making Park East a great neighborhood.

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## CALL TO ORDER/ NOTICE AND QUORUM

This complete, Manager Edquist informed those present that a quorum had been established between owners present and those present by proxy. Mr. Edquist said that proper Notice of the Annual Meeting had been mailed to all owners. He said there were two items of business for the evening: approval of the 2008 budget, and election of new directors for the Board.

## CONSIDERATION

The minutes from the December 19, 2006 Annual Meeting were presented for consideration and approval at this time. It was moved, seconded, and all were in favor of approving the minutes as presented.

## ROARING FORK CONSERVANCY

President Boyer introduced the evening's guest speaker, Mr. Rick Lofaro, Executive Director of the Roaring Fork Conservancy.

Mr. Lofaro passed out the Conservancy's annual monitoring report for the Park East easement (available from Management) and presented a brief overview of the Conservancy's work here and its work in the Roaring Fork watershed. He said the Conservancy holds many conservation easements totaling close to 250 acres. Of those easements, Park East's is over 8 acres of riparian habitat along the Roaring Fork. There are 1820 lineal feet of rivershore, to which the Conservancy encourages public access.

He said the Conservancy creates, maintains and restores the signage along the bike trail pertaining to the Park East conservation easement. Beyond that, it monitors and encourages the health and cleanliness of the water and the streamcourse habitat, for the benefit of fish and wildlife populations, irrigation and drinking waters, and for the economic health of the resource as it relates to tourism and our quality of life. There is a river monitor for the easement who is on the easement monthly. Noted as problems were deterioration of the north trail and south and maintenance done to repair them, weed growth along the bike path and the Conservancy's attempts to control that by hand pulling and by spraying periodically by a licensed applicator.

Rick said there were some "social trails" starting that would need attention next year. These are paths to the riverside caused by short cutting switchbacks on the regular trails. There were some difficulties with litter, dogs, and some erosional issues surrounding construction sites. These were all addressed and corrected on a regular basis. Rick said signage at the bike path which is maintained by the Conservancy, as well some of the display areas for signage in the City Park, could use replacement or refreshment, and he expected that to occur next spring or summer. He said that, at present, the kiosk in the park was not used except by the Conservancy for posting of information. He also said a portion of the kiosk area was framed in such a way as to allow placement of a port-a-potty, which would allow, perhaps, more use of the Park, kiosk and schoolhouse area.

Rick said he would like to see the Cardiff Schoolhouse finished to a degree which would allow the Conservancy to utilize it for educational programs. Manager Edquist noted that a flower garden had been completed there earlier this year, and Rick said that area was being monitored for possible weeds or the formation of more unneeded paths. In response to a question, Rick said the Conservancy would be happy to help with funds to continue to improve this building and area, if that would improve the usability of that venue for Conservancy programs. He noted they have contributed to this effort in the past. This led to a discussion about a cooperative effort towards progress on the schoolhouse between Park East, the Friends of the schoolhouse, and the Conservancy. This was agreed to be a

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## ROARING FORK CONSERVANCY

good common goal for all three entities, and will be pursued this spring and summer. In response to a question by Director Knott, Rick said the Conservancy would entertain and support a project which would add handrails to the north river access trail.

Mark Butler asked about the "tamarisk mitigation" volunteer workday on the Roaring Fork river. Tamarisk is an invasive, non-native, plant species harmful to water quality and riparian habitats. Mr. Lofaro said that was called off due to a lack of volunteers, but he expected continuing efforts to control tamarisk and the threat it poses to native vegetation. He also said the RFC was interested in the Sunlight ski area improvements, as they relate to water use from the watershed.

Katie Voller asked where the \$14,040 allotted to the Conservancy from Park East goes. Mr. Laforo said it was a part of the funding stream used to set up and then monitor watershed easements. He said new conservation easements were added by the Conservancy in 2007 in Redstone, Basalt and along 4-Mile creek. He said the Conservancy maintained an active calendar of events each year including the River Float in the first week of June, a popular event open to the public. He said the funds the Conservancy receives, including those from Park East, are used about one third for maintenance and stewardship of the river easements, and two thirds for educational programs given within this area to local residents, notably students attending Sopris Elementary School.

Mr. Edquist asked what residents could do to assist the Conservancy's efforts, or what problems they may be inadvertently causing. Rick said picking up litter, cleaning up after dogs, and watching for tamarisk would all be helpful. He also said no grass clippings or prunings from owner's lots should ever be placed down the slopes to the river. He also asked owners to contact the Conservancy if they see anything unusual in the river or along the banks, discolored water, dead fish, machinery etc.

Manager Edquist said he had been forwarding the Internet version of the Conservancy's newsletter each month to Park East owners by email, and he encouraged anyone who wanted to be on-or off- the Conservancy's email list directly to contact them. The website is [www.roaringfork.org](http://www.roaringfork.org). Mr. Lofaro said the Conservancy's newsletter was now being mailed to all Park East owners. This concluded Rick's part of the meeting and he was thanked for coming again to speak to the owners, and then departed the meeting.

## DESIGN REVIEW REPORT

Director and Design Review Board member Libby Bohanon made a brief report on the Design Review functions in Park East, to clarify what projects should be reviewed by the DRB. There are now a fair amount of resales in Park East, and some more improvements being made to homes and lots. Park East is a covenant controlled community, and the Design Review Board is and will continue to be active in the Association, even after the last homes are constructed. She named the present DRB members as herself, Paul Boyer and former Park East owner Wayne Kirk. Libby is an attorney, Paul a builder, and Wayne an architect. She asked if anyone present was interested on sitting on the Board, as a fourth member is needed.

Most exterior improvements made to a property in Park East should come for review to the DRB before they are started. Patios, decks, fences, walls, additions, exterior color changes etc are all improvements which must be submitted. Any exterior improvement or addition which requires a building permit, or which changes drainage on a lot must come to DRB for review. There are existing and applicable penalties and fees which apply to owners and projects not submitted. Libby asked owners to contact manager Edquist with

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any such request, and then to come through Design Review. In response to a question from owner Abdi Pirzadeh, Manager Edquist said that any issue/compliance matter/violation etc. from a Park East owner should be in written form, signed by the author or complainant and submitted to the Board or the DRB through management. The appropriate Board will then address the issue at its next meeting. This is the established policy of the Board and a uniform method of dealing with Association matters.

There followed discussion regarding new construction, and a request of the Board and management to closely monitor these projects, as they have a greater impact on a community nearly built out. Other comments clarified that DRB has no purview over construction defects or deficiencies in a completed home, and that these should be addressed between owner and builder.

## MANAGEMENT REPORT

Mr. Edquist began by saying the Board had worked through a group of policies collectively known as "Responsible Governance Policies" and that these had been adopted and mailed to all owners earlier in the year. He said they will become the basis for responding to Association issues in the future.

Keith said the City had required replacement of a section of the bike path, rather than repair, to an area excavated to repair an irrigation line leak, and that a \$2300 capital reserve expense resulted. He said in the City had committed to landscape an area near the bike path between lots 5 and 6 next spring, and that Park East had prepared the same area for irrigation. He said he felt the entry area, the gravel paths coming down to Sky Ranch Drive and the area by the bike path could and should all be improved in order to make a better impression of the neighborhood to realtors and potential buyers.

This led to a discussion regarding these areas, with the ultimate result being general support for improving these areas, specifically the entry. Linda French volunteered to lead a landscape committee, and along with Amy Turley, work with the Board and management to improve appearances this coming spring. Mark Butler said he always felt there could be an "announce board" for neighborhood events placed in the entry median. Manager Edquist felt there could be enough funds in the budget to allow that, and also that homeowner help with this project would allow Association dollars to go farther in improving plantings in the entry bed. Those present thought owners could and would assist in these efforts.

Discussion turned to the problems and expense of the irrigation system. Manager Edquist said the Board, the landscaper and he were convinced that the late 2006 additions of in-line filters to the Park East system would result in fewer problems in 2007. Filtration was without doubt better than in the past, but a very long runoff and the quality of water brought by the pumps from the river to the users simply overwhelmed the system and its maintainers. Some of the work that was planned to improve the location of sprinkler heads and the irrigation wiring and clock was not completed due to the expense of simply clearing the filters and heads to operate.

There followed a long discussion in regard to the water used in Park East, was it fairly metered, do owners have to use raw water, can one have a dual source system to water the lawns, can the city just shut down the raw water system, is there enough storage capacity? Ultimately, what the City will do is unknown at this time, though it seems as if they are looking for a solution in regard to filtration or sourcing of the water. Owners were encouraged to attend future meetings with the city in this regard. Management will coordinate such information via email, so please provide an email address to Mr. Edquist if you are not currently getting Park East news in this manner. (kedquist@usa.net)

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## BUDGET DISCUSSION

President Boyer then called for a motion to approve the proposed 2008 budget. There was a motion, seconded, and a brief discussion regarding water use restrictions and the fairness of water costs based only upon lot size and not upon owner's attempts at conservation and proper watering. Mark Butler said the calculations could be addressed by any homeowner simply by measuring the amount of irrigated area on their lot and submitting it to the Board for any adjustment necessary.

There were no further budget-related questions, and President Boyer called for a vote on the previous motion to approve the budget. She cast the 17 proxies held in her name in favor of approval, Melanie Rossow cast her vote and proxies (1) in favor, Abdi Pirzadeh and Jason Haddock each cast the single proxy they held in favor, and Director Knott cast his vote and two proxies in his name in favor. All owners present cast their votes in favor, with the exception of Rick and Linda French, and Paul and Amy Turley, who were opposed. The net result of the vote was acceptance of the proposed budget as the approved budget for 2008.

## OLD BUSINESS

Mark Butler encouraged those owners present not to be shy in speaking with their neighbors about excessive water use. There was general agreement that there should be more emphasis on water conservation next summer, and a suggestion that a spring letter be sent to all owners about this matter.

The most significant increases in overall ownership expense in Park East in the approved budget were in the expense of trash service and in the cost of the water used in landscape maintenance. Manager Edquist said owners should expect that the watering season begins with the system start up in early May, and that it will be shut down in early October. Owners may also expect more emphasis on water conservation, as this is one controllable aspect of the water expense. The HOA cannot control when the city has to shut down the system and put Park East on the much more expensive treated water, as happened twice for extended periods in the summer of 2007.

## NEW BUSINESS

Manager Edquist said there continued to be "expectations" of Park East owners, in lieu of formal rules and regulations. These are not to have recreational vehicles or trailers or machinery parked in driveways, to shovel the walks when it snows, and to cut and maintain the grass and trees in the right of way in front of the homes.

Keith was asked if he could secure a contact list of city employees, so that owners would know who to contact in regard to city matters and association related issues. He said he would try to do so. There was discussion of a neighborhood watch, given the recent sightings of suspicious types in the community. Owners were urged to contact the police if anything of this nature is seen.

## ELECTION OF DIRECTORS

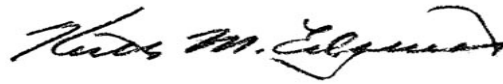
President Boyer stated that the next order of business was the election of directors. She asked for nominations from the floor. Katie Voller and Paul Turley were nominated and were willing to serve. As Boyer, Rossow and Durnan's terms were up this December; this left these Directors to retire to another room to determine who would continue to serve the Association. Nancy Boyer returned to say she would continue for a second two year term, with Jeri Durnan in touch as an advisor. Thanks is due from management and owners to Jeri Durnan and Melanie Rossow for their terms of service to the Board, and to Paul and Nancy Boyer for the gracious use of their home for most Board meetings and all of the meetings of the DRB.

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## ADJOURNMENT

There being no further business to come before the Board or ownership, the meeting was adjourned at approximately 9:50 p.m.

Respectfully submitted,



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Keith M. Edquist  
Edquist Management and Real Estate, LLC  
Secretary to the Meeting

PARK EAST SUBDIVISION HOMEOWNERS  
ASSOCIATION, INC.

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Nancy Boyer –President