

# Park East Subdivision Homeowners Association

## RECORD OF PROCEEDINGS

WEDNESDAY, JANUARY 5, 2011, 7:00 P.M.

CARDIFF SCHOOLHOUSE  
GLENWOOD SPRINGS, COLORADO

ANNUAL MEETING OF MEMBERS

The 2010 Annual meeting of members of Park East Subdivision Homeowners Association, Inc. (the "Association") of Garfield County, Colorado was called and held on January 5, 2011, 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  
Paul Turley, Secretary  
Chad Jenrich, Treasurer  
Brian Kurtz, Director

#### **Owners present**

Sam Wright	Donald Helmich
Marty Voller	Scott Grosscup
Carlos and Marina Ulloa	Lash and Marlis Laursoo
Steve Novy	Fred Heisel
Carlos Zacharias and Liliana Lopez	

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

Esther Boston	Robert Chatmas
Laurie Strong	Brad Thayer
Mark Butler	Abdi Pirzadeh
Tonya Maynard	Ron Gair
Melanie Rossow	Alice Gustafson
Karen Stowe	Jeff Ronning
Ken Keister	Tatyana Eubank
Mariette Purdy	Mary L. Wallace
Bruce McKinnon	

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 7:10 p.m. She introduced Board members Brian Kurtz, Paul Turley, Libby Bohanon, Chad Jenrich and Manager Keith Edquist, and then the owners present introduced themselves around the room. Nancy thanked all for attending.

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This complete, Manager Edquist informed those present that a quorum had not 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, and that the business of budget approval and election of Directors could still go forward.

## CONSIDERATION

The minutes from the February 4, 2010 Annual Meeting were presented for consideration and approval. It was moved, seconded, and all were in favor of approving the minutes as presented.

## MANAGEMENT REPORT

Mr. Edquist began to explain the proposed 2011 operations and reserve budget, saying some costs were lowered significantly in 2010 and these were reflected in the proposed budget for 2011. Significant in this were the costs of tree replacement, legal expense and landscape irrigation and maintenance.

Director Turley explained that the changeover to potable water in the irrigation system lessened the labor and materials costs involved in maintaining that system. He said also that components of the Roaring Fork Conservancy expense had been eliminated by Board negotiations with that entity. Nancy noted that Paul was instrumental in effecting this change. He said the transition made by most owners from the common irrigation source for water to water supplied from their own homes also acted to reduce overall assessment expense in the proposed budget.

Keith explained that assessments collected in anticipation of high raw water costs in 2008 and 2009, coupled with the City's credits for water inaccurately billed in prior years resulted in a surplus in the operations account which allowed for payment of all operational expenses-- normally addressed by assessments-- in 2011. In response to a question from owner Voller, Keith explained that the level of capital reserve funding was sufficient at near \$36,000 at the end of 2010 to allow for a year in which no owner contributions were necessary to the reserve. This was true also for the lesser reserve accounts for the sewer lift and Mountain Drive cul-de-sac.

Keith said that the Board had authorized purchase of a replacement sewer/grinder pump from the Sewer Lift Reserve account to allow immediate replacement of a pump should either one of the two pumps fail, as they have in the past. The new pump is stored in the crawl space of the Schoolhouse. Should a pump fail, this new pump would be rotated into service while the failed pump is sent off (typically to Grand Junction) for repairs. He also noted electric controls for the pumps had been modified to allow more even cycling of each pump, so that one no longer is doing 90 percent of the work.

Mr. Edquist said also that a new contract for trash service had been signed with the present carrier (Rocky Mountain Disposal, bought by Mountain Rolloffs late in 2011), and would allow for relatively inexpensive pickups through 2014 in Park East.

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There were some questions in regard to the present economy and how that had affected collections. There have been some bankruptcies and some foreclosures in Park East, and some of these may be completely lost, partly collected or collected in full. He said Colorado is a "Superlien" state, and that the HOA in a foreclosure is sometimes limited to collection of only the prior 6 months worth of assessments. Each instance is unique and, where possible, collection efforts are still being made.

This led to some questions from owner Grosscup and Laursoo in regard to what owners may expect in 2012 if assessments charged are zero this year. President Boyer explained that the Board had considered this, and that the cover letter sent with the proposed budget and meeting Notice had specifically said that there will be a 2012 assessment to owners, even as the Board continues to work to reduce expenses. Director Turley said the Association is maturing and some costs are coming down as that happens.

## BUDGET DISCUSSION

Most of the prior discussion having covered the subject, at this time, Nancy Boyer asked for a motion of approval for the proposed 2011 budget. A motion to this effect followed, and a second obtained, then all present voted in favor of approval. All 17 proxies were in favor of the proposed budget and were voted in that manner by President Boyer.

## OLD BUSINESS

Manager Edquist asked for comments in regard to operations or services, in that the annual meeting is often the only forum for owners to speak together about these topics. He said the developer still owned the entry areas on either side of Sky Ranch Drive and had expressed a wish to reduce maintenance expenses there (mowing and watering). He did not know what form that might take, or when it might occur, but said he would expect owners to have some input on what replaces the current landscape, and that he would try to have such work done in either the spring or fall shoulder seasons, when the irrigation system is not active.

Scott Grosscup noted watering every day of the week on his lot during the summer, and asked if that were normal. It is not, but the hours of watering do change in response to season and rainfall, and at times early in the spring, water is on more frequently. Keith asked that he be contacted about such matters when they occur, in order to respond.

Owner Lash Laursoo suggested the time might come that the HOA be dissolved. The Board responded that that was indeed possible, but not in 2011. One sticking point would certainly be the relation imposed by the Park East organizational documents, specifically in relation to the Roaring Fork Conservancy agreements.

Scott Grosscup inquired about the paths between Park East and the airfield. Keith said he believes these paths are on easements created in the Subdivision Improvements Agreement, and are the City's to maintain. They are getting grown in a bit, and Scott wondered if they could not be deeded to the owners lots that adjoin them. The Board may revisit this issue in 2011.

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## NEW BUSINESS ELECTION OF DIRECTORS

President Boyer stated that the next order of business was the election of directors. Paul Turley and President Boyer's terms are at an end this December. Owner Brian Kurtz is serving a second year to finish out Jason Haddock's term.

Nancy asked for nominations from the floor; there were none forthcoming and nominations were closed. At length, Paul Turley said he would stand again for election, and Keith said owner Stephanie Keister was willing to join the Board when she returns to Colorado in late January. There followed a motion to elect Paul, and have the Board appoint Stephanie when she returns and if she remains willing. This motion was seconded and passed without further discussion. The Board will determine its officers and the length of terms each Director will serve at its next meeting.

Manager Edquist acknowledged Paul Turley as a very effective Board member during his term, and went on to thank Nancy Boyer for her many years of service to this Association.

## ADJOURNMENT

There being no further business to come before the Board or ownership, the meeting was adjourned at approximately 8:05 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