

# Park East Subdivision Homeowners Association

## RECORD OF PROCEEDINGS

WEDNESDAY, FEBRUARY 4TH, 2015, 6:30 P.M.

CARDIFF SCHOOLHOUSE  
GLENWOOD SPRINGS, COLORADO

### ANNUAL MEETING OF MEMBERS

The 2014 Annual meeting of members of Park East Subdivision Homeowners Association, Inc. (the "Association") of Garfield County, Colorado was called and held on February 4th, 2015, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

#### ATTENDANCE:

##### **Directors**

Libby Bohanon, President  
Chad Jenrich, Vice President  
Tony Fry, Secretary/Treasurer  
Scott Grosscup, Director

##### **Owners present**

Mike Conner	Lash and Marlis Laursoo
Ken Keister	Gary and Tricia Haas
Edwin Piper	Kelly McKendrick
Tom Bohanon	Jan Tiege

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

Jason Boston	Laura Fautsko Bahr
Mark Butler	Steve Deliyianis
Ron Gair	Donald Helmich
Chandler Buss	Brian Kurtz
Katie Voller	Nancy Boyer
Mariette Purdy	Mary L. Wallace
Bruce McKinnon	Sandy Douglas
Anne Helmich	Sam Wright
Jeff Ronning	Phillip Halliwell
Melanie Rossow (2 lots)	Jesus Gutierrez (3 lots)
Michael O'Leary	Marina Ulloa

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

#### CALL TO ORDER/ NOTICE AND QUORUM

President Bohanon called the meeting to order at 7:10 p.m. and thanked all those present for coming. She introduced the Board and asked owners to introduce themselves. Keith Edquist introduced himself and then said that proper Notice of the Annual Meeting had been mailed and that those present in person and by proxy did not represent a quorum of owners. Thirty five owners were represented and a quorum requires forty three.

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## CONSIDERATION

The minutes from the February 5th, 2014 Annual Meeting (Annual meeting for the year 2013) were presented for consideration and approval. It was moved, seconded, and all were in favor of approving the minutes as presented. These will be posted to the website: [parkeasthoa.com](http://parkeasthoa.com)

## PUBLIC COMMENT

Owner Kelly McKendrick questioned the status of the city's South Bridge project. Director Grosscup said the project was still in process, but had been overshadowed by the proposed rebuild of the Grand Avenue Bridge. He said the Board had written a letter to Council about the South Bridge project detailing Park East owners' concerns about local traffic and potential view plane issues. He said the public information and comment periods were on-going. Concerned owners following and participating in the approval process will be needed to be certain Park East's neighborhood concerns are taken into consideration.

## MANAGEMENT REPORT

Mr. Edquist reported that the landscape contractor Park East has retained for several years is now out of business, and that the Board will be considering new vendors for maintenance of the irrigation system and the cul de sac and entry landscape areas this spring. He explained that this involved the common area sprinkler system between the sidewalk and curb throughout Park East, and that maintenance of the entry area turf such as mowing, fertilization-weed control and irrigation were also included in the scope of work. He said the irrigation system is well understood and mapped, and that this information will be shared with the new vendor. He explained that the system now uses potable water from City mains, and no longer presents the former problems it did when using raw water from the river.

He spoke briefly about trash and recycling services, possible direct charges to owners for putting out too much trash, and the need to keep the bins inside except for pickup days, currently Tuesdays. A single vendor serves all of Park East residents who request the service. He said the cost had increased by one dollar a month, yearly service now at \$240 up from \$228 last year. The vendor is Mountain Refuse Inc, or MRI. Owners can call them directly or call him if service is missed. Only owners utilizing MRI are billed for trash services, the company is Park East's designated trash vendor.

He said bear proof trash bins were not yet required by the City, but he sees that coming soon. He reminded owners to keep bird food, pet food, barbecue grills, and other attractants inside so as not to habituate bears to a food source. Bears were seen this year in daylight, in the Park East streets and must not be encouraged. He also reminded owners that City ordinance requires removal of snow from sidewalks within 24 hours of a storm.

He said that summer grass clippings should not be dumped into the curbs or curb drains. The storm drain system at Park East does not run off the property and into the watershed. All storm drains are drained into an infiltrator system. The infiltrators are located in the area between the sidewalks and street and under the sidewalks. The infiltrators are inverted plastic tubs that are set in a gravel base. It is critical to the "health" of the infiltrator system to avoid having construction mud and dirt or organic materials like grass clippings accumulate or be stored on the pavement. If a heavy rain event occurs, the debris will be washed into the infiltrator bedding and silt-in that

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surface, negating its effectiveness. Neither should yard waste be dumped over the rear fences or down the slopes to the river.

## BUDGET DISCUSSION

President Bohanon then began a consideration of the budget and assumptions. Director Grosscup discussed the proposed 2015 budget, focusing on some of the line items which have changed from the previous year. He noted the bank balances totaling over \$77,000 and said the Board had determined to use \$5000 of the retained earnings this year to reduce the overall operational assessment for 2015.

There was brief discussion of the sewer lift reserve account, contributed to only by those owners whose homes are serviced by the lift. There is a spare sewer grinder pump for this lift, but there are sufficient funds in the account to address its maintenance. Manager Edquist said that a general capital reserve was funded earlier in the Association's history in respect of the problems the raw water irrigation system presented. Since its conversion to potable water in 2011, the need for this level of funding has been reduced. The sewer lift and the irrigation system are the most significant common property of Park East residents.

There followed a motion to approve the proposed 2015 budget at the proposed \$352.31 per year assessment level. Owners who have trash service will pay an additional \$240 in 2015. A second was obtained, and all present voted in favor of approval. All proxies were voted in favor of the proposed budget and were voted in that manner by Directors holding proxies for owners.

## OLD BUSINESS

President Bohanon led a discussion of the Roaring Fork Conservancy expense to Park East owners and what benefits they receive. Some owners noted receiving the RFC newsletter, and Manager Edquist confirmed the organization had been sent the Park East owner mailing list after last year's meeting. Costs were reduced by Board negotiations in 2010 from near \$14,000 per year to the present \$4120 annually. This amounts to roughly \$50 per owner. Over time the Association has paid over \$160,000 to the Roaring Fork Conservancy.

Mr. Edquist said it is difficult to dissociate the line item expense to owners with the actual maintenance the RFC performs on the stretch of riverbank the conservation easement covers. In fact the Park East funds are used by the Conservancy in their overall efforts in the Roaring Fork and Crystal River watersheds, from their sources to their merging with the Colorado River. There are other associations burdened by conservation easements, and there was discussion of contacting these in relation to these mandatory 'donations' to this non-profit corporation. The Board has considered this issue for some time, and will continue to work on it in 2015.

At this time, Vice President Jenrich reminded owners of the website (Parkeasthoa.com) which is comprehensive and informative. There will be an updating of materials presented there as a result of this meeting and the approval of the prior year's minutes. By their nature, the information presented on an HOA site is static for the most part, and intended to be a source of information to owners and realtors. The Board has not embraced social media in the operations of the Park East Association, as easily accessed methods exist for owner contact with both Board and management.

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## NEW BUSINESS - ELECTION OF DIRECTORS

The next order of business was the election of directors. President Bohanon called for nominations, with self-nominations allowable. Owner Michael Conner self nominated, and Directors Bohanon and Grosscup, whose terms were at an end, said they would stand for re-election. Michael Conner, Scott Grosscup and Libby Bohanon were therewith elected to a three-year term by acclimation of those present.

The terms of those elected at this meeting will expire in December of 2017. Director Jenrich's term will end in December of 2015, and Director Fry's in 2016. The Board will determine its officers for 2015 at their next meeting.

## ADJOURNMENT

There being no further business to come before the Board or ownership, the meeting was adjourned at approximately 7:50 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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Libby Bohanon—President