

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: April 21, 2005
Place: Parker Senior Center
Attendees: President – Leonard Price – Present
Vice President – Open Position
Treasurer – Charles Dohnalek - Present
Secretary – Open Position
Member at Large – Sharon Roybal – Present
Member at Large – Dawn Fields – Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:02 pm.

2. Approval of Minutes

The minutes from March 2005 board meeting were presented for approval as they are. Charles motioned for approval and Sharon seconded the motion. Motion approved.

3. Officer/Committee Reports

Architectural Control Committee –

The ACC committee did not meet this evening. They had no requests for variances.

Roads & Grounds Committee – Len Price

Street Lights – We are supposed to be getting a street light at Summerset Lane and Pine Drive.

Painting Project – The carpenters are doing a good job. We have walked with Steve Bradley every Friday. The residents are responsible to look at the assessment books in the office to see if there are other things to be done on their units.

Landscaping – The landscapers are getting the grounds ready for summer. The sprinkler system will be turned on in mid-May. We have asked that a majority of the shrubs be severely trimmed back since many of them overhang the sidewalks.

Snow Removal – The April blizzard brought us 12-14 inches of snow. The snow removal company seemed to do a good job.

Water Bill – The cost overrun on Victorian Way went into the 2nd tier and is up 3-5 times the norm for that building. Laura sent out letters to ask the homeowners to watch for leaks.

Rules & Regulations – The Rules and Regs committee has finished with the initial revision of the rules. Laura has them retyped and ready to present to the committee for review. We will attempt to schedule the next meeting within a few weeks.

Security Camera – We finally have 3 bids for the installation and set-up of a security camera system for the swimming pool area. The Board will be reviewing these bids.

Reserve Study – Steve Bradley has completed a new reserve study that should encompass the next 40 years.

Homeowner Communications –

Caryl Lee Roberts – Have all the roof assessments been paid? *There is only a balance of approx \$5,000 due. A couple of those accounts are making monthly payments and the rest will be written off to bad debt due to foreclosure.*

How are we doing on collecting the monies for the painting assessment? *We still need to collect \$112,000 and we've paid out approximately \$50,000. Approximately 27 units of 501 are at the attorney's office for collection. The rest have set up payment plans with the association.*

Ruth Ann Watts – Are the people on payment plans making reasonable payments? *Yes.*

Financial Report – Charles

Operating Expenses – We are currently operating at approximately \$65,000 under-budget but the summer months will use some of it up. Also, we have not received the invoice for the previous snow storm.

Special Assessment – We have currently paid out approximately \$50,000 to the contractor, Steve Bradley and some other contractors.

Old Business –

The only old business is the painting project and we discussed it earlier.

We still have two open board positions and we are looking for interested homeowners.

New Business –

Pool Opening will be on May 28, 2005. We will have our annual Pool Opening Party. Anyone who would like to volunteer to assist with set-up, the party or clean-up, please contact Laura at the office.

There has been a lack of action by Parker Police with regard to some teenagers on Applewood. Laura sent an email to the police department, the chief of police and the town council, which reached the mayor. As of today, there was some activity at that address and we expect that they will continue with increased activity.

Gift Certificate Drawing – Lori Gehringer won the gift certificate to Potter’s Restaurant and the shower radio.

The meeting was adjourned at 7:45 pm.