

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF
PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC.**

April 27, 2019

A meeting of the Board of Directors of PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. (the “Association”) was held on Saturday, April 27, 2019, at 676 Park River Place, Estes Park, CO 80517 at 9:30 a.m. MST. President Stew Squires (618) presided. Association Secretary Mindy Stephens (603) acted as Secretary of the Meeting and prepared these Minutes.

1. Call to Order / Roll Call

The Meeting was called to order at 9:30 a.m. by President Stew Squires (618). The following Directors of the corporation were present: Stew Squires (618), Ron Springer (676), Jean Denney (608), Mindy Stephens (603), and Ray Buxton (682) attended in person; Directors John Mize (615), Judy Domina (611) attended via phone. Directors Helen Evans (619), Fritz Sampson (633) and Carol Barkley (605) were not in attendance.

2. Agenda item: Approval of Minutes for February 9, 2019 Board of Directors Meeting

The minutes were reviewed and upon a motion made by John Mize (615) and seconded by Ray Buxton (682) they were unanimously approved. The Secretary will post the Minutes on the Website.

3. Agenda item: Treasurer’s Report.

Stew Squires (618) presented the report on behalf of Treasurer Helen Evans (619). A review of current financials shows that we are doing pretty well but haven’t yet gotten into the maintenance season yet. We’ve only had to pay for one snow removal this season. We will be switching contractors for snow removal due to our current one discontinuing this service. As of this date, only two owners have not yet paid April 1st HOA dues installment.

Mindy Stephens (603) moved to accept financials and Ray Buxton (682) seconded, followed by approval by all.

4. Old Business

a. Asphalt 2019

Stew Squires (618) reported that all repairs have been completed and crack seal began April 26th. The full seal coat for designated areas will begin when weather allows – probably 3-4 weeks away. The Town of Estes Park has also applied crack seal to Park River Place.

b. Landscaping Report – Stew Squires

Stew Squires (618) presented a report on landscaping.

i. Tree Inspection and Mediation, Davey Tree Bid

All three treatments scheduled for this early part of the season with Davey Tree have been completed. There will be a two-month hiatus, but then when the new growth comes in it will be evaluated to see how effective these treatments have been. It will be determined then whether interim follow-up is needed. There is a follow-up program for the fall which will be much less expensive than these early treatments.

ii. Landscape Contractor

Stew Squires (618) will be reviewing with Zeik Construction and Ben Ekren to see which will be a better fit as a replacement for our current contractor who has discontinued his services. Tree trimming and removal issues will be reviewed.

iii. Building Maintenance – Painting through Got You Covered

The painting for this year’s scheduled rotation should be completed in the next two to four weeks.

c. Moving Reserves to Higher Interest-bearing Account

John Mize (615) reported that he and Fritz Sampson (633) have reviewed and discussed the possible alternatives and feel that setting up a Treasury Direct account through our current bank would be the best choice. John Mize (615) will follow through on his next visit to Estes Park and will find out what signatures are needed from the Board.

d. Fence Repair and/or Removal Project and Volunteer Day

This project will be set up soon when Dennis MacDonald (Volunteer Coordinator) returns from out of town. We will try to plan the Volunteer Day for before professional landscaping services begin for the season.

5. New Business

a. Annual Meeting Date and Location

The Board will seek accommodations at the Presbyterian Community Church of the Rockies for either August 10th or August 17th. Mindy Stephens (603) will contact the PCCR regarding those dates. A letter to condo owners will go out by July 10th and a "Save the Date" email will precede that. Stew Squires (618) and Mindy Stephens (603) will prepare the necessary paperwork, with Helen Evans (619) working on the budget.

6. Agenda item: Next Meeting Time and Place

It was decided unanimously that the next meeting of the Board will be held on Saturday, June 8, 2019 at 615 Park River Place, at 9:30 a.m.

7. Adjourn

There being no further business, Ray Buxton (682) moved to adjourn, Jean Denney (608) seconded, and it was approved by all. The meeting was adjourned at 10:20 a.m.

Minutes Prepared and Signed on:

_____ June 8, 2019
_____ Mindy Stephens

Mindy Stephens, Director and Secretary of the Meeting