

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

Monday, July 5, 2021

(Meeting held via conferencing app Zoom)

A meeting of the Board of Directors of PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. (the "Association") was held on Monday, July 5, 2021, via ZOOM online/video meeting at 4:00 p.m. MDT. President Stew Squires (618) presided. Secretary Mindy Stephens (603) prepared these minutes.

1. Call to Order/ Role Call

The meeting was called to order at 4:00 p.m. The following directors were present via video on Zoom: President Stew Squires (618), Fritz Sampson (633), Mindy Stephens (603) and Greg Barkley (605). John Mize (615), Sandra Ireland (670) and Helen Evans (619) were unavailable for the meeting.

2. Approval of Minutes of June 14, 2021 and June 23, 2021 Board Meetings

The minutes of the June 14, 2021 and June 23, 2021 meetings were reviewed and approved unanimously. The Secretary will post the Minutes on the Website.

3. Treasurer's Report

The Balance Sheet and Profit/Loss statements were sent to the Board prior to the meeting. It was moved, seconded, and approved to accept the Treasurer's report including the Balance Sheet, Profit/Loss Statement, and the current Budget Report.

4. Old Business

a. Drainage Work on Units 607-609

The project to bury the drain between 607 and 609 and build an underground drain with a drain tile to collect the water and discharge it to the waterway has been partially completed. Our asphalt contractor will be finishing up shortly. The drainage excavation work that has been done appears to be working very well, as seen with recent rains. Also, Fritz Sampson (633) and Greg Barkley (605) fixed a drainspout problem between these two units (607-609).

b. Landscaping

- i. Backflow work: This has been completed and the contractor paid.
- ii. Irrigation to Unit 612 landscaping area where it was receiving no water has been addressed by Dennis McDonald (620), bringing up a line from 638 and some new plants have been planted. This has been a huge savings to the Association with Dennis and Lori McDonald doing this work and their efforts are much appreciated by the Board and PRW!
- iii. Mowing was done a couple of weeks ago and will be monitored due to the fast growth that have resulted from the additional rains.
- iv. Weeds: Stew Squires (618) still plans to work with someone on this. Mary Sampson (633) has also been using a concoction recommended by native plants experts that seems to be working. Dennis McDonald and Fritz Sampson will work further on this issue.
- v. Davey Tree: Stew Squires (618) has conducted a walk-around the property with a Davey Tree rep but no report has yet been received from Davey. White needle scale on some trees has been marked.

c. Reserve

There was some discussion regarding application of reserves to future requirements such as roof replacement when needed.

d. 2022 Budget

The Proposed Budget which reflected minor adjustments after the last special Board meeting was briefly reviewed. It was moved to accept the budget to submit to the membership by Mindy Stephens (603) and seconded by Greg Barkley (605) and approved by all.

5. New Business

- a. **Town of Estes Park / Trailblazer Broadband:** it was reported that they are done with the infrastructure but will probably not be available to PRW till later in the year.
- b. **Annual Meeting Packet Contents**
The contents of the packet to be mailed and emailed to the membership was reviewed and finalized.
- c. **Deck restoration Unit 615**
There was some discussion regarding the various repairs to PRW unit decks over the past few years and the wide range of expenditures seen. The issue of how to specifically handle the repairs to Unit 615 and how to generally assure an equitable result for all members will be addressed at the next Board meeting as there were so few in today's attendance to discuss this.

6. Next Board Meeting

The next Association Board meeting will be immediately following the Annual Meeting on Saturday, Any unit owner/member may attend via Zoom by sending an email request to Stew Squires, President (618).

7. Adjournment

There being no further business, it was moved, seconded, and unanimously approved that we adjourn. The meeting was adjourned at 4:50 p.m. MDT

Minutes Prepared and Signed on:

July 5, 2021



Mindy Stephens, Association Board Secretary