

**Park River West Condominium Association
Board of Directors Meeting
Tuesday, May 9, 2022 – Via Zoom Conference**

A meeting of the Board of Directors of the PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. (the “Association”) was held on Monday, May 9, 2022, at 3:00 p.m. MDT via ZOOM online/video meeting application. President Stew Squires (618) presided. Association Secretary John Mize (615) prepared these Minutes.

- 1. Call to Order / Roll Call.** The Meeting was called to order at 3:00 p.m. by President Stew Squires (618). The following Directors of the corporation were present via ZOOM: Stew Squires (618); Fritz Sampson (633), Vice President; Helen Evans (619), Treasurer; John Mize (615), Secretary; Rick Stephens (603) and Greg Shipman (625). Owner Mary Sampson (633) also attended.
- 2. Conflict of Interest Disclosures.** Following the PRW Conflict of Interest Policy, Stew Squires (618) inquired if any of the directors have a conflict of interest needing disclosure before the meeting. No conflicts were disclosed on pending issues.
- 3. Approval of Minutes.** The minutes of the Board of Director’s meeting held on April 19, 2022, previously emailed to the Board, were presented for approval.

Action Taken: It was moved, seconded, and unanimously adopted to approve the minutes of the Board of Director’s meeting held on April 19, 2022.

- 4. Treasurer’s Report.** Helen Evans (619) sent the Budget Report, Balance Sheet, and Profit/Loss statements to the Board prior to the meeting. As of May 7, 2022, PRW has \$36,949 in the checking account, and a total of \$176,749 in reserves, of which \$56,702 was held in the Bank of Colorado Reserve Account and \$120,044 was held T-Bills in the Schwab Corporate Account. A \$60,000 T-Bill was purchased with a maturity on 8/9/22 and interest yield of \$166.00. All bills have been paid including the painting bill from Got You Covered for \$25,386 for the exterior painting of eight units and touchups to many others. A deposit for \$1,504 (10% of contract price) was paid to Estes Valley Asphalt for the asphalt work that has been scheduled for June. Our bookkeeper has sent billings for Owner’s pro rata share of the costs of the reserve study.

Action Taken: It was moved, seconded, and unanimously adopted to approve the Treasurer’s report as presented.

- 4. Old Business.** None.

- 5. New Business.**

- a. **Fire Mitigation.** Owner Mary Sampson reported on contacts that she has had with fire representatives from Glen Haven and the outcomes of the fires there. She reported that those that followed good fire mitigation practices came through the 2020 fires unscathed. She expressed concern about the number of trees that are too close to structures in Park River West, the accumulation of uncollected pine needles in our area, and some dead wood in trees. Cleanup of the pine needles and dead wood in the trees has been mixed. After discussion, it was agreed that Mary would contact the Estes Park Fire Marshall and get the process started with participating in the Firewise fire mitigation program.

