PARK AVENUE VILLAS HOA

Minutes

May 7, 2016

I. **Call to order –** President, Kim Jenkins, called to order the regular meeting of the Park Avenue Villas HOA at 10:30AM on May 5, 2016 at the Park Avenue Villas rec room. In attendance: President, Kim Jenkins (595), Secretary, Owen Phillips (581), Treasurer Carrol Zehner (545), Kim & Nancy Kappeli (547), Alejandro Dejesus Carrillo (557), Holly Martin & husband (531,561, 577, 581), and via Zoom Julie Rocheleau (593).

II. **Homeowners Concerns –**
   A. Drainage off of the Elk's property (Owen Phillips) - Owen Phillips has written the Elks and also has videos of the problem.
   B. Light cover on North entrance missing (Owen Phillips) – Will look to purchase new cover.
   C. Failure to bring in trashcans (Carrol Zehner) – Owners and tenants need to make a point to bring in after the trash pick-up.
   D. Excessive street parking (Carrol Zehner) – Brought up more for an awareness of what the city regulations are with the parking of this complex. Tenants and Owners should not be using the street parking but the unit's assigned parking.
   E. Excessive noise for some units (Carrol Zehner) – This was from another owner. Owners should try to work with one another. If that doesn't work, Rifle City Police should be called and complaint made.

III. **Approval of minutes from December 5, 2015 meeting –** Minutes were reviewed and voted on unanimously.

IV. **Reports**
   A. Financial Reports – Were reviewed. Checking - $27,570.97 Savings - $2,001.56
      1. Kim Kappeli suggested that a Budgets column be added to the Profit/Loss Report.

V. **Unfinished Business**
   A. Painting
      1. Two options were voted on. Option B won with a 6 to 4 vote.
         a) HOA would pay for the paint and the owners could paint themselves or higher someone to do that. It would have to be completed by the end of summer 2017. After painting was complete and quality was checked, the owner would receive additional money, $1300 minus the cost of the paint that the HOA bought.
         b) A special assessment would be made for amount of money needed. The units would need to be measured and portions divided up appropriately. There would be a total of twelve payments and they would need to start in June. Painting would be done by a professional and completed May or June 2017.
   B. Sprinklers
      1. They will be installed ASAP in the center grass area. The labor is at a cost of $840, total cost of installation is $1738.
   C. Lawn Care

    1. Look to hire someone to take care of at $35 hour, 1.5 hours a week.
D. Move mailboxes
    1. As soon as feasible, a concrete slab with be poured on the north side of the breeze way. Post office will move boxes to new location.
    2. Estimated cost of slab is $200.
    3. Estimate beginning of June for completion
E. Decking
    1. Repair of decking needs to be completed before painting of the units.

VI. New Business

A. Change of Board Members
    1. Vote in New President – Carrol Zehner nominated Owen Phillips to be the new president. Kim Jenkins seconded the motion. It was unanimous vote in favor.
    2. Treasurer – Carrol Zehner will continue to do the treasure and will also do the secretarial
    3. Management – By a unanimous vote, Carrol Zehner will manage the complex at a $25 an hour charge.
B. Review Budget – The budget will need to change with the special assessment. Carrol Zehner will get the measurement and info for that assessment. Owen Phillips will review.

VII. Next Meeting – JULY 23, 2016 @ 10:30 in Park Avenue Villas rec room.

VIII. Adjournment – Kim Jenkins called the meeting to an end around 1PM

Minutes submitted by: Carrol Zehner
Minutes approved by: Owen Phillips