

Franklin Park West Homeowners Association
HOA Board of Directors Meeting
Thursday, December 5, 2025, at 1:30 PM
125 Franklin Ave., A Bldg. Garage Workshop

The meeting was called to order at 1:45 PM by Michele Thorton, Vice President. Shannon Lesnevich, HOA President joined us by phone. Also present were Tracey Heritage, HOA manager, Kyle Ehlert, FPW Property Caretaker, Josie Bolton, HOA Secretary, and Bruce Bolton, owner.

Minutes were read and approved by email.

The meeting started with a discussion of recent roof leaks on the 600 Building. Kyle reports that past attempts to cover the roof with a liquid silicone roofing sealant have failed due to structural problems. Kyle shared a current roofing bid from Torres Roofing for \$25,348 to repair the roof with 1/2" cover board and a 60mil TPO membrane and drip edges. Bid includes a 4-year warranty from Torres Roofing Co. and a 20-year material life expectancy. A motion was made and seconded to accept the bid. The bid was accepted by a unanimous vote. (Bids from other roofing companies were reviewed earlier).

Tracey gave the treasurer report. FPW currently has \$33,694.79 in the FPW reserve account and \$64,128.45 in the checking account. Owners' accounts are current within reason. There is money to complete the Building B roof. The board unanimously agreed with Tracey and Kyle, to prioritize fixing the roof on the 600 Building and to postpone fixing the roofs on the 500 Building and the B Building until later in 2025 as finances permit.

Kyle gave his report on ongoing maintenance and repairs at FPW. He is completing the elevator upgrades. The landline phone system needs to be completed. Kyle will coordinate with the elevator maintenance company to have the elevator approved by the Colorado State Inspectors on a yearly basis.

New Business included a discussion about short-term rentals. Tracey reported that an investor wishes to operate a short-term rental. The woman questions the legality of our 6-month rule based on the FPW Declaration that states "for single-family residences only". The woman argues that the statement does not specify the length of time. The board had mixed opinions on allowing short-term rentals. It was decided that all the owners should vote on this matter. Tracey agreed to send letters to owners with a voting ballot. It will require an Owner-majority to change FPW Declarations to include a time limit. This topic was tabled until the owners wishes are known.

The FPW Holiday Balcony and Door Decorating Contest was discussed. The prizes will be \$75, \$50, and \$50 gift certificates. Winners will be announced on December 20th. The voting box will be next to the community message board.

Shannon gave an update on the proposed Aquatic Exercise Class in the FPW pool. The topic was tabled. No time was set for the next meeting.

The meeting was adjourned at 3:00 PM.

Respectfully submitted,
Josie Bolton, Secretary of the FPW HOA Board