

Franklin Park West Condominium Homeowners Association
HOA Board of Directors Meeting Minutes
Thursday, March 21, 2024, at 5:30 pm
125 Franklin Ave., A Bldg. Garage Workshop
Grand Junction, CO 81501

The HOA Board of Directors Meeting was called to order by Molly Ryan at 5:51 pm.

Board members Molly Ryan, President, Andy Mayer, Vice President, Josie Bolton, Secretary, and Bill Fariello, Treasurer attended. Also in attendance were Kyle Ehlert, Property Caretaker, and Bruce Bolton, Owner. Management was unable to attend.

Minutes were not read or approved.

Molly opened discussion on delinquent dues. She expressed concern that unit #503 is 10 months in arrears and wanted to know what the payment plan is. There was no representative from management present to comment so the topic was tabled. Molly said she would follow up with Tracey.

Kyle gave the caretakers report.

He reported on the repairs and water drain problems in underground garage. He has contacted several companies for bids. Water leak testing for the floor will begin tomorrow. Special assessment monies for repairs are due on April 1, 2024, but at this time we don't know what the costs will be. Kyle will keep us updated.

Kyle reported that FPW has had two recent roof leaks which have been repaired. One was to roof that was resurfaced last year and is still under warranty.

The board asked where the reserve account is kept and if it is separate from the operating budget. Bill said he has been unable to find out but will follow up with Tracey.

Bill presented his "welcome packet", and the floor was opened for discussion. The consensus was that the welcome letter was too long. Suggestions were made for both, brief helpful additions and ways it could be shortened. The "helpful hints" page was determined to be subjective and should not have the HOA name attached to it. It will be printed in black and white to save costs. The signature page that acknowledges the Rules and Regulations will be changed to include the following statement, "I am aware that violations of these rules and regulation could result in fines or further legal actions by the HOA." The following clause will be omitted, "and my landlord (or a property representative) has gone over them with me/us". Acceptance of the welcome packet was tabled until further rewrite.

Josie reviewed our policy for enforcing rules and regulations.

1. Written complaint to management.

2. Investigate.
3. Contact owner/renter with complaint.
4. Time to cure.
5. Written response on the problem "fixed".
6. If not cured... fine (\$50 and \$100), billed and interest if not paid, further fines... etc.
7. Complaint forms are to be kept by board, so they are aware of problems.
8. Ongoing complaints warrant higher fines, no cure time needed. Etc.

It was approved to fix the sun damaged plexiglass in the bulletin board. Kyle agreed to get it fixed.

The meeting was adjourned at 7:15 pm.

Respectfully submitted,

Josie Bolton, Secretary of Franklin Park West HOA