

Franklin Park West Condominium Association
BOD Meeting Minutes
Thursday, March 9, 2023, at 5:00 pm
125 Franklin Ave., Grand Junction, CO 81501

Call to Order 1:00pm by Molly Ryan.

The board members were present, Molly Ryan, President and Josie Bolton, Secretary and Tracey Heritage, HOA manager and Kyle Ehlert, property caretaker and Bruce Bolton.

The Caretakers Report by Kyle Ehlert

- Kyle updated the board about a problematic tenant who has been removed from the rental unit after complaints and police involvement. He will let us know if there are any further problems.
- A garage Door was damaged by a tenant and the tenant has been billed for the repairs. However, the damage revealed other maintenance problems on the gear box caused by age and weather. Repairs will be needed. Kyle will investigate costs.
- Kyle reported that the buildings are warmer with the new boiler repairs and inspection of “cold” condos were found to have open fireplace flues.

Manager’s Report

- Tracey discussed the budget and the Excel Energy Report. December costs increased 55%, January costs increased 43%, and February costs increased 44%... an average of 47%. Our HOA dues increased 5% in November 2022. This leaves a deficit for budgeted utilities. It is a concern if costs continue to rise.
- Tracey approved Kyle to hire supervised assistant for FPW chores. There is no cost to the HOA.
- A 500 Building Townhome is under contract for \$222,000.
- Tracey gave us an update on the owner who had water damage from rain. She wrote a letter to the owner on the HOA’s behalf. The owner has not pursued the complaint or contacted Tracey further.

New Business

- The board discussed the owner who has not paid HOA dues for 4 years. The HOA has put a lien on her property. Tracey will check on possible legal avenues to pursue getting the money.

- Kyle suggested a 'spring clean-up time' as a service for FWP people this year. He will use his truck to make a run to the dump. Everyone agreed on the idea.
- Kyle said the number one priority for FPW now is the roofs.
- Other needed projects include garage floor repair and parking lot resurfaced.
- Better lighting for the address sign in front is needed.
- Tracey will write a new policy for the HOA to address plumbing repairs made to units.
- Kyle suggested making a change to garage parking that trucks park in the center area of the garage or outside in the parking lot.

Meeting was adjourned at 2:00 pm.

Respectfully submitted,

Josie Bolton, Secretary of Franklin Park HOA