

Franklin Park West Homeowners Association
Minutes of the HOA Board of Directors Meeting
Thursday May 9, 2024, at 5:30 PM
125 Franklin Ave., A Bldg. Garage Workshop,

The HOA Board of Directors meeting was called to order by Molly Ryan at 5:45 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.

The minutes were not read or approved.

Molly opened the meeting with handouts of delinquent accounts and asked for a vote on foreclosure proceedings. Board members asked for time to review the handouts and to get further information, contact history, and comments on the existing plan from management. The topic was tabled and a plan to hold a closed BOD meeting to hold a vote will be held May 16, 2024, at 5:30, 125 Franklin Ave. A bldg. Garage Workshop.

Molly asked the board to make a new policy to address "harassment". The present policy was reviewed. (Present policy states in part... for a violation that threatens the public safety, wellbeing, or health, the FPW HOA will assess a fine or civic intervention.) The board decided the present policy addressed "harassment" adequately. There is a question as to whether management followed through with the \$500 fine that the board voted to assess the owner of unit 201 after multiple harassment incidents. Josie will follow up with Tracey and report at the next meeting.

Molly asked the board to make a new policy on getting up-to-date renter contact information from owners. It was agreed that this would be helpful to Kyle and helpful in distributing Welcome packets. The board voted to proceed with policy.

Josie asked that we review the 3 vehicles per unit rule because parking is a problem. The board voted to change the rule from 3 to 2 vehicles per unit. Kyle is investigating color coded parking stickers for the vehicles.

Clean Up Day was postponed but will be held on June 22-23. Kyle will oversee it.

Bill will be in charge of organizing the Neighborhood Watch Program with a "kick off" potluck meeting on August 1, 2024, at 6:00 PM.

The need for a Storage Unit Contract was discussed because rental fees include a security deposit. Josie has one and she will email a copy to everyone for review.

Bill and Josie agreed to tweak the final documents for the welcome packets to be voted on at the next meeting.

Kyle gave the Caretakers Report.

He reported that a heater pump failed and was replaced in bldg. A. Two floor drains in bldg. A, were cleaned out. The board agrees with Kyle to accept Dan Montoya's bid of \$15,700 to seal leaking joints, cracks in the garage floors. Bill reported that the Special Assessment monies for the garage floor that have been collected to date are \$12,062. Kyle will schedule the evacuation of cars from the garage as the work is being done. 3 swamp coolers are being replaced (units #508, 506, 502). He continues to get roofing bids. There is some concern that the new insurance company for FPW, does not insure the roofs. Several trees that are causing roof damage will be removed. New trees will be planted. Bldg. B needs a drain installed under the boilers. Kyle lists this as a priority. Kyle will arrange a meeting with the elevator service company to discuss options and renewal of contract before September. Bruce offered to help Kyle with repairs to stabilize the Community Board and replace the plexiglass cover.

The tour of the common areas was postponed until the next meeting. The closed meeting will be held next Thursday at 5:30 PM. Josie requested that the board set a scheduled date and time for future BOD meetings so she can post the date and time two weeks in advance for all owners. This idea was tabled.

The meeting was adjourned at 7:55 PM.

Respectfully submitted,

Josie Bolton, Secretary of Franklin Park West HOA