

Franklin Park West Condominium Association
Annual BOD Meeting Minutes
Tuesday, October 17, 2023, at 5:30 pm
First Christian Church, 1326 N. 1st St.
Grand Junction, CO 81501

The meeting was called to Order 5:30pm by Molly Ryan.

All board members were present, Molly Ryan, President and Josie Bolton, Secretary and Tracey Heritage, HOA Manager and Kyle Ehlert, Property Caretaker and the following HOA members, Bill Fariello, Nathan Giard, Kathleen Haney, Cheryl Morris, Julia Leasure, Andrew Mayer, Justin Fielder, Holly Fielder, Bruce Bolton, Sandra Pehl, David Kellaway, Greg Loyd, Richard Severin, Cris Mahre, Olga Vorobieva, Meghan Bissonnette, and Bob Mayer. 5 owners were represented by signed proxies. Quorum was established.

The minutes of the membership meeting of 09/29/2022 were approved as written.

- Tracey Heritage introduced Aaron Schreder, who is the new assistant HOA Manager.
- Kyle Ehlert gave the Caretakers Report.
 - 1) Kyle reported that he sprayed the Building B garage for Black Widow spiders. The pool will be closed 4 days for spraying.
 - 2) The buildings A and B garage gates have been repaired but Kyle warned that they are old and may need to be replaced soon.
 - 3) There are 14 swamp coolers on the 500, 600, 700 buildings. Some will need to be replaced soon. Kyle is looking for quotes.
 - 4) All roofs need repairs and the worst one will need to be replaced. This is a priority. (All 5 buildings have different roofs.) Kyle looking into getting quotes.
 - 5) Large trucks cause parking problems in the garage. Kyle suggested having long trucks park in the center of the garage. He also suggested making the landscaped area on 1st street into extra parking. There was a discussion about concerns about handicap parking. Another suggestion was to charge a fee for parking a second car. No decisions were made.
 - 6) Kyle reported on frequent police activity involving Condo 201. A "no trespassing order" was given to a frequent problematic guest of the tenant. Frequent police involvement, fines, cameras, signs, and warnings have not fixed the problem. Discussion ensued with many owners fed up and wanting the tenant evicted. Members spoke of on-going problems with suspected drug trafficking, loitering, noise, threats, trash, intimidation of residents, and concern over the welfare of the resident. The owner of Condo 201 spoke in favor of keeping the tenant in the condo (her mother). It was pointed out by Chris Mahre that eviction of the tenant by the HOA is not an option. The owner must be the one to evict the tenant. The owner can be fined for the tenant's or guest's offenses. A lien can be put on the property if the fines are not paid. Police should continue to be involved for safety concerns or if residents are breaking laws. The HOA can make a referral to adult protection services to

evaluate the tenant to determine if she is an "at risk" individual who is in an unsafe environment? It was suggested that the HOA board get a restraining order against the "friend" who is on the premises and threatening Kyle and others.

New Business

- It was suggested to strengthen the HOA board with new members. There were two volunteers, Danny Mayer and Bill Fariello.
- Chris Mahre volunteered to be on a committee to look at regulations to handle tenant problems.

Treasurer's Report by Tracey Heritage. Everyone was presented a copy of the budget and a recap of what the dues provide. The budget was reviewed. There was a discussion regarding the cost of the pool, the cost of the elevator, and raising the HOA dues to cover monthly expenses. There was a concern that the HOA has no reserve account at this time, despite upcoming costly repairs. Tracey suggested hiring a consultant to make budget recommendations (\$2500). It was estimated that the fees may need to be raised to \$315-\$400/mo. No decisions were made at this time. A future balanced budget is a priority. A proposal is needed to address the deficit issues, a notice sent to all owners, and everyone should be encouraged to attend a meeting to vote on changes to HOA fees. The budget was passed unanimously.

Molly Ryan, Josie Bolton, Bill Fariello and Danny Mayer were elected by ballot as board members for the 2023-24 year. It was voted on and passed to recommend that the board change the bylaws to increase the board from 3 to 4 members at this time.

Meeting was adjourned at 7:30 pm.

Respectfully submitted,

Josie Bolton, Secretary of Franklin Park HOA