

Franklin Park West Homeowners Association  
All Members Meeting  
Tuesday, October 22, 2024, at 5:30 PM  
First Christian Church, 1324 N. 1<sup>st</sup> Street, Grand Junction, CO 81505

The meeting was called to order by Shannon Lesnevich at 5:30 PM.

The HOA Board was represented by Shannon Lesnevich, President, and Josie Bolton, Secretary. Also in attendance were Tracey Heritage, HOA manager and Kyle Elhert, on-site property Caretaker. The owners present were Kent Ryser, Sandra Pehl, Greg Loyd, Olga Vorobieva, Landon Satterfield, Kaitlyn Giard, Abelardo Chavez, Angela Kellaway, Tricia Hubbard, Cheryl Morris, Adam Piland, Bruce Bolton, Chris Mahr, and Michele Thompson. There were two proxies. 28 units were represented, and a quorum was established.

Shannon Lesnevich was introduced as the temporary appointed President following Andy Mayer's resignation in September. Members introduced themselves.

The minutes were accepted as written. The meeting was turned over to the HOA manager, Tracey Heritage.

Kyle gave the Caretaker's Report.

- Three swamp coolers have been replaced. Kyle said there are still on-going plumbing problems caused by water lines to the swamp coolers. Various ideas were discussed. The issue was tabled until Kyle can get more information and meet with the owners.
- The trees that were in danger of causing roof damage to the buildings were removed. Kyle is currently in the process of replacing trees and sod to improve the landscaping.
- The garage floor repairs have been completed successfully. There is a 5-year warranty.
- Kyle got several bids from roofing companies to reroof building 'B' and the smaller '500' building. The roofs will be a ½" cover board with a TPO membrane on top over the existing roof. Kyle will get another bid.
- The elevator in the 'B' Building has been inspected by the State. A call-phone and a land line will be added to complete our state safety certification. It will be inspected annually. We will also continue bi-monthly inspections by our elevator maintenance company.
- Kyle reminded everyone to seal the edges of the condo to prevent rainwater from leaking into the units from porches.

Tracey gave the Treasurer's Report and reviewed changes to items in the proposed budget.

- Cash on hand 9/13/24 is \$92,649.33.
- \$30,000 was added to the Reserve Account in 2023-2024 year.
- All accounts are current with the exception of two which are late in paying this month.
- The new budget reflects a 5% raise for the on-site property caretaker.

After some time for questions and discussion, the proposed budget was approved unanimously. Kudos were given to both Tracey and Kyle for a job well done.

Tracey and the owners expressed appreciation for the quarterly Newsletter.

The entrance sign/information board is no longer usable and the current bid to replace it is \$4,400. Josie opened a discussion about replacing the sign with the same or a new design. Ideas were shared. Sandra Pehl and Kent Ryser volunteered to work with the HOA board and Kyle to put together alternate choices for owners' approval.

The floor was open for volunteers or nominations for board members. Michele Thornton volunteered. A vote was taken, and the following board members were unanimously elected for the coming term, Shannon Lesnevich, President- Treasurer, Michele Thornton, Vice President, and Josie Bolton, Secretary.

#### The Open Forum

Tricia Hubbard expressed appreciation for the new changes to the HOA. She said owners appreciate being included in decisions for the community. Other owners discussed concerns and ideas for Franklin Park West. Some owners complained about residents not following the rules. Josie reviewed the importance of making complaints in writing using our Complaint form. The board receives a copy of the complaint and ensures that the problem is remedied to everyone's satisfaction. She also talked about the importance of completing Resident Information forms, so Kyle has up-to-date contact information on all residents. Kyle oversees giving each new resident(s) a welcome packet containing the welcome letter, a copy of the FPW rules, violations and resulting fines. The packet also contains a signature sheet that the resident received a copy of the rules. Kyle needs our help to get forms filled out for the current residents. Tracey stated she will post all the forms on the website to be downloaded. Kyle also has forms available.

Shannon adjourned the meeting at 7:00 PM.

Respectfully submitted,

Josie Bolton, Secretary of Franklin Park West HOA