

2025 ANNUAL MEETING MINUTES

Franklin Park West HOA

November 4, 2025, 3:00PM – Bray Ed. Center 640 Belford Ave

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00PM.

In Attendance	Proxies	Management
Josephine and Bruce Bolton (3)		Mark Shoberg HOA Manager
Cheryl Morris		Cayce Haren HOA Assistant Manager
David and Angela Kellaway (2)		Rebekah Webb HOA Agent
Michele and David Thornton (2)		
Shannon Lesnevich (2)	<u>3</u> proxies received.	
Ezra and Cayce Haren		
Greg Layman (2)		
Landon Satterfield		
DeDee Case for BD Interests LLC		
Olga Vorobieva (4)		
Kent Ryser		

With 3 proxies received and owners from 19 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager

Rebekah Webb introduced herself as an HOA Agent

Cayce introduced herself as an HOA Assistant Manager

The Board introduced themselves:

 Shannon Lesnevich , HOA President

 Michele Thornton , HOA Vice-President and Treasurer

 Josie Bolton , HOA Secretary

Community member introductions.

Approval of 2024 Minutes

Josie Bolton read the 2024 minutes

First motion: Olga Vorobieva

Second motion: Kent Ryser

None opposed.

2024 minutes were approved

Old or New Business

Mark S opened the discussion on old and new business

- The HOA President the need for significant rehabilitation at Franklin Park West, noting issues requiring repair or replacement that have come to light over the past year, particularly after a walkthrough in August

2025 and heavy rains in October (10th-11th) that caused leaks in two buildings with roofs dating back to the 1970s

- Michele Thornton presented various scenarios for funding critical repairs, primarily focusing on roof replacements.

Budget - Transcribed to the best of our ability due to people talking over each other at points

Mark S Opened the discussion on the budget

Current Financial Status & Past Projects:

- Current budget includes \$60,000 for general projects and \$40,000 specifically allocated for roofs.
- Recent projects completed in the past year, totaling over \$104,000, included:
 - 600 Building Repairs: Approximately \$25,000 was spent to address significant deterioration in the 600 buildings.
 - Stairs Repairs: Both buildings had stairs that were in disrepair and considered a "disaster." Roughly \$23,000 was spent to fix and upgrade them.
 - Elevator Code Compliance: Repairs and upgrades to bring the elevator up to code cost around \$8,000.
 - 500 Building Repairs: A significant investment of \$50,000 was made in repairs for the 500 buildings. Roof replacement estimates for Building B are \$131,000, based on three bids.

Critical Current Need: Roof Repairs:

- **Condition:** The roofs, particularly those on Building B and the 500 Building, date back to the late 1970s and have not been replaced since construction. Recent heavy rains in October (2025) caused leaks in two buildings, highlighting the urgent need for replacement.
- **Estimates:** Current estimates for re-roofing **Building B alone are \$131,000**. Three bids were obtained, and they are from bonded and insured contractors. It was noted that this estimate is for today's costs and prices are expected to rise by 10% annually due to materials and inflation.
- **Insurance Coverage:** Due to the age and condition of the roofs, they are explicitly *not* covered for water damage under the HOA's master insurance policy. The insurance only covers structures for catastrophic events, not roof-related water leaks.

Roof Funding Scenarios: Five scenarios were presented for addressing the critical roof repairs, given the current lack of funds after recent projects:

1. **No dues increase, no special assessment:** Building B roof completion by December 2029, Building A roof four years later. Concern raised about escalating costs over time and lack of insurance coverage for water damage due to old roofs.
2. **Raise dues to \$480/month (from the implied current \$334/month):** An increase of \$126/month per unit. This, for 74 units, would generate over \$111,000 annually. This option could fund Building B roof by December 2026 and Building A roof the following year, while maintaining the \$60,000 reserve for other projects.
3. **Raise dues to \$410/month, no special assessment:** Building B roof by August 2027, Building A roof by 2029. This option also faces concerns about increasing prices over time.
4. **Raise dues to \$410/month, one-time special assessment of \$850:** The \$850 special assessment would generate approximately \$63,000. This option would allow Building B roof completion by December 2026 and Building A roof by December 2028.

5. **Special assessment of \$1,800/unit to do Building B roof now:** This option would fund Building B immediately, with Building A to be addressed later using one of the other scenarios.

Loan Option: Discussion the possibility of an HOA loan, noting Alpine Bank as the primary provider. Key points:

- Loans are a lengthy process (up to one year to close).
- Current interest rates are high, often with adjustable-rate mortgage (ARM) terms, meaning the first year can be interest-only.
- A loan effectively acts as a special assessment, requiring owner awareness and vote.

Loss Assessment Option: This option leverages individual homeowner insurance policies:

- In the event of weather-related roof damage (e.g., wind/hail), the HOA could declare a "loss assessment."
- Homeowners with an HO6 policy and "loss assessment coverage" (recommended \$5,000 minimum coverage for minimal increase) could file a claim with their personal insurance to cover their portion of the assessment.
- This would bypass the HOA's master insurance, which typically excludes old roofs.
- The HOA would provide a specific date (e.g., a past storm like June 6, 2025) for homeowners to reference in their claims.
- The board is urged to communicate this option transparently to all owners, advising them to contact their insurance agents to confirm or add coverage.

Savings and Income Opportunities A. Savings:

- A renegotiated trash contract is saving \$4,000 per year.
- Discussion about closing the pool to save costs was tabled.

Income Generation:

- **Storage Units:**
 - Franklin Park West has 32 storage units (5x5x7) renting for \$30/month (compared to \$75+ market rate).
 - Concern raised that only 3 to 5 units are currently rented.
 - Owner suggested decreasing the rental price (e.g., to \$10-15/month) to increase occupancy.
 - Noting that the units are from the 70s and not updated compared to other storage facilities
 - Issues mentioned: water damage on some doors.
 - The board plans to discuss this further.
- **Laundry Rooms:**
 - Last year's budget showed \$4,000 in laundry income, which suggests low usage (estimated 8 loads/week/room).
 - Issues: Broken machines (e.g., only one functional washer/dryer in one building), uncleaned lint traps, generally unappealing environment.
 - Suggestions:
 - Conduct a survey to gauge resident usage.
 - Increase prices (\$0.50 per wash/dry cycle).
 - Clean and maintain the rooms and replace broken machines.
 - A credit card payment system was deemed too expensive for now.

- A fire hazard was noted due to a dryer being pushed back, obstructing heat; Kyle has been informed.

Vote on Roof Funding Options There was clarification that while owners can provide input, the board ratifies and approves the budget based on the declaration.

After reviewing the scenarios, owner input was solicited. A majority of the input favored **Option 4**.

A motion was made to adopt **Option 4: dues increase to \$410/month and a one-time special assessment of \$850**.

Vote and Outcome:

- The special assessment portion of the motion required 67% approval of those present or by proxy.
- After calling for votes, 17 members present approved, the motion passed with the required 67% approval

Decisions Made:

- **Dues Increase:** Monthly dues will increase to \$410, effective January 1, 2026. The goal is for this increase to be allocated to roof repairs.
- **Special Assessment:** A one-time special assessment of \$850 per unit is approved, due September 1, 2026. Owners can contact HOA Services to arrange a payment plan.

Elections:

It was noted that there were no elections this year

Adjournment

Previous Assessment Payment:

- A previous \$340 assessment, totaling \$25,000, was collected and applied to repairs. Specifically, \$25,000 was used for the "700" building's roof which was damaged by a storm, affecting the roof and extending to the pool area.

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:10 pm.

None opposed.

The meeting adjourned at 4:10 pm.

Signature

Date