

Franklin Park West (FPW) HOA Board Meeting
Friday, May 15, 2026, 1:00 PM
125 Franklin Ave., A Building Workshop

The FPW HOA meeting was called to order by Shannon Lesnevich, HOA President at 1:00 PM. Also present were Michele Thurcuso, Vice President/Treasurer, Josie Bolton, Secretary, Kyle Elhert, On-site Maintenance Manager, owners Angela and Dave Kellaway, Kristin Thomas, Sandra Pehl, Mary Ann Easton, Dave Thornton, Adam Piland, Cheryl Morris, and representatives Ginger Garite. Soren Hansen also attended.

Shannon opened the meeting by reading a statement about bullying and what she described as her own experiences of being bullied. She wants a policy to prevent bullying. Josie responded with a definition of what bullying is and what it is not and gave documented examples of email interactions in which Shannon called her a “bully”, to show that the interactions do not demonstrate bullying. A lengthy discussion followed, during which several suggestions were raised, including the need for written performance expectations for board members, professional mediation, a policy that clearly defines and discourages bullying, and documentation for all HOA interactions. It was agreed this was not a problem to be addressed in an open HOA meeting. It will be addressed with mediation in a separate meeting.

Kyle presented on the On-site Maintenance Manager’s Report

- The Entrance Sign has been completed, and the lighting will be added next week.
- The cracks in the parking lot have been filled. The company will complete the interior edges with cold rolled. A complete resurfacing of the parking lot will be completed as money allows.
- The swamp coolers on the 600 and 700 building roofs were serviced for the summer season. Josie made a motion to approve Kyle’s bid for \$2500, to replace one of the older swamp coolers. It was seconded and approved. Kyle stated that two additional swamp coolers are expected to require replacement in 2027, and this will be noted on the 2026-2027 projects list for budget consideration.
- Kyle completed his Pool Operator Certification. He stated that the pool will remain temporarily closed until all the state and health requirements are met. He requested a prompt meeting with board members to discuss necessary changes. No meeting date was established at this time. Angela Kellaway stated that she has experience in pool maintenance and safety and volunteered to assist the board and Kyle.

- Kyle reports the Parking Garage Permit program is progressing very well with approximately ninety percent of the residents already participating. After June 1, 2026, all vehicles parking in the garage must display permits.
- Kyle has completed approximately 90% of the Resident Emergency Contact List.
- Kyle reported the handrails have been fixed.
- Kyle discussed the long spans of banisters in A & B Buildings noting they may present a safety concern. He is obtaining bids to reinforce them and will continue to update the board.
- Kyle reported ongoing difficulty in obtaining timely responses for TK Elevator Service Company by phone or email. Strategies to improve communication were discussed. The company is expected to complete work and communicate with the HOA as stated in the TK Elevator service contract. This will be revisited in the future.

Unfinished Business

- Kyle has a contractor coming to assess the porch damage to Unit #206. Questions remain regarding responsibility for repair costs, the cause of the wood rot, and the extent of the damage. There was a general discussion about liability, whether legal guidance may be necessary, and whether the HOA should consider a policy regarding porch coverings. The item was tabled again for further review.
- The board followed up with Ginger Garite, representative for Unit #411. HOA Services did send a letter addressing her concerns about a ceiling crack. A moisture test will be done following a good rain. Josie made a motion to purchase an inexpensive moisture meter to reduce the cost of hiring outside testing. The motion was seconded and approved.
- Sandra Pehl expressed concern that a written complaint with photos was not resolved after meeting with HOA Services. It was suggested that the board review our current violation enforcement policy with the goal of making it more effective. This item was tabled.
- The item of the garage gate opener refund was not addressed during this meeting.

Treasurer's Report

Michele gave the treasurer's report with an update to the money collected for the B Building roof. She reported that approximately half the assessments are in. The deadline is September 1, 2026. She explained that it was difficult to get exact figures because HOA Services' accounting does not break out the total monies for the roof replacement. Based on the information currently available, she believes the B Building roofing project remains on schedule for later this year.

New Business

National Night Out will be held Tuesday, August 4, 2026. The event has two primary purposes: to foster a welcoming community and second is to build collaboration with the Grand Junction Police Department to keep FPW community safe. It will be organized as a budget-conscious potluck picnic with lawn games. Josie volunteered to host a tour of the common areas and a meet and greet for off campus owners. An organizer needs to be selected. This item was tabled.

The next HOA Board meeting will be held in July, the date and time to be announced. The meeting was adjourned at 2:15 PM.

Respectfully submitted,

Josie Bolton, FPW HOA Secretary of the Board