

Franklin Park West (FPW) HOA Meeting
Thursday, March 12, 2026, 5:00 PM
125 Franklin Ave., A Building, Garage Workshop

The FPW HOA Meeting was called to order by Shannon Lesnevich, HOA president at 5:03 PM. Also present were Josie Bolton, HOA Secretary, Michele Thorton, HOA Vice President/Treasurer, Kyle Elhert, On-site Maintenance Manager, and owners Bruce Bolton, Sandra Pehl, Brayden Jueschke, Cheryl Morris, and Randy Cooke.

On-site Maintenance Manager's Report

Kyle reported on the completion of work for the certification of the B Building Elevator. The next inspection is October 27, 2026. TK Elevator Service is responsible for correcting the last few outstanding violations. Communication with the company continues to be difficult. Josie suggested contacts between FPW and TK be done by email rather than phone so responses (or lack of responses) can be documented.

Kyle will solicit bids from elevator service companies. Comparison between TK contract and the Colorado Custom Elevator and Lift Co. bid, was tabled until the board can review more bids.

Kyle reported that the "high priority" repair to the East wall in the A Building Garage has been completed.

Kyle reported on an inspector's list of concerns from 10/23/25, regarding unit # 206. Balcony railing is to be tightened. There was a discussion on who is responsible for painting the walls of the balcony. No decision was made. There was a discussion about repairing the balcony wood floor. According to the CC&Rs, the HOA is responsible for upkeep to the balcony areas unless it can be shown that damage is caused by owner's actions. It was unanimously agreed that the board will seek advice from HOA Services on the need for legal services to determine liability for the balcony repair before proceeding and liability for future balcony repairs. Shannon will contact HOA Services and report back. If paint and repairs are determined to be the responsibility of the HOA, bids will be required only if the project exceeds \$300. Kyle will reinforce the balconies on the front of the A and B Buildings. When repairs have been completed, HOA Services will notify the owner in writing.

Kyle reports that as of tomorrow all washers and driers in A and B Buildings will be in good working order.

Treasurer's Report

The target amount for the new B Building roof is \$140,000. So far \$35,750 has come in from special assessments. There is currently \$60,000 in the reserve fund. Michele reports that we are on track to complete the B Building reroofing project.

The storm of October 2025 cost the HOA almost \$5000 in repairs without the added cost of reroofing the 700 Building.

Money from the coin operated laundry equipment will be used for future repairs and replacement of washers and dryers.

No budgetary problems were identified at this time.

Unfinished Business

There was a discussion about the email of 2/16/26 concerning a hairline crack in the ceiling of unit #411. The representative for the unit requested an immediate roof inspection and a written response. Kyle has inspected the ceiling crack. He will perform a moisture test to eliminate roof leaks as a cause. Kyle states in his opinion it is a small cosmetic crack that is easily fixed and most likely caused by past settling issues. He does not suspect a roof leak. Shannon agreed to pass this information on to HOA Services, so a written response can be made to the representative.

Josie presented a plan for the Vehicle Garage Parking Tags. The plan has been included as part of these minutes. It was voted on and unanimously approved. Kyle will oversee the Vehicle Garage Parking Tag system and the resulting resident information list. The board approved Kyle to order the tags.

There was a discussion of the money held in deposit for garage gate openers. The current FPW Rules and Regulations (updated in 2024), state there is a \$50 "fee" for garage gate openers. Josie suggested that owners who paid the deposit(s) get a return of their deposit and then pay the \$50 fee. This would allow the HOA to get the "deposits" off the books. No vote was taken and it was tabled until the board can review a complete list of owners who are affected by this decision and determine the total amount of money held by the HOA.

Several owners have suggested lowering the cost of storage units to get them rented. Josie proposed lowering the rental cost of the storage units from \$30 to \$25. This idea was rejected.

Shannon and Kyle's Safety and Emergency Plan was tabled.

Kyle's Pool Operator Certification will be completed by the next HOA meeting in May 2026.

New Business

Sandra Pehl stated she has turned in several written complaints, but didn't receive a response back, and the complaint was not addressed. The board directed Kyle to investigate the complaint and to take photos. The complaint and photos will be referred to Rebekah at HOA Services. Josie agreed to follow up.

Kyle suggested that electric cars be prohibited from parking in the garage due to fire risks. This was tabled until it can be researched further.

The next HOA meeting will be in May 2026, the date to be announced. The meeting was adjourned at 6 PM.

Respectfully submitted,

Josie Bolton, Secretary of the FPW HOA Board