

Franklin Park West (FPW) HOA Board Meeting
Friday, August 14, 2026, 1:00 PM
125 Franklin Ave., Grand Junction, CO., A Bldg. Workshop

The FPW HOA Board meeting was called to order by HOA President Shannon Lesnevich at 1:01 PM. Attendees included Michele Thornton, HOA Vice President/Treasurer; Josie Bolton, HOA Secretary; owners Dave Thornton, Bruce Bolton, Sandra Pehl, Cheryl Morris, Angela Kellaway, and Greg Lloyd; and Soren Hansen. Kyle Elhert, Maintenance Manager, was absent.

The minutes were not read.

Treasurer's Report

Michele reported that the current budget includes sufficient funds to replace the roof on the B Building. The Board continues to monitor expenditures carefully. The Board's goal is to avoid both new assessments in 2027 and no increase in dues.

Michele asked whether HOA Services needs to mail monthly statements and noted that using email could reduce costs. Some attendees indicated that they still require paper copies. No further action was taken.

Maintenance Report

- Repairs to Unit 206's balcony remain outstanding. Kyle assessed the damage and determined that it was caused by a combination of aging wood and improper carpet installation. The HOA agreed to cover the cost of repairs. The Board has received one bid; however, the proposed installation does not meet requirements. Bid solicitations must include project specifications. Angela Kellaway was appointed to work with Kyle and Josie to obtain appropriate bids, with the following specifications: OSB board, all eight sides coated in epoxy resin or rubberized paint, flashing on wall sides and edges, and outdoor marine carpeting or code-compliant epoxy with warranty. Bids must be received by September 4.

Regulations will be edited to read that all future alterations or repairs to balconies on the A and B Buildings require HOA approval before construction begins.

Unfinished Business

- A review of the current violation policy was tabled again. A committee will be tasked with reviewing the increasing disregard for rules and regulations by some FPW residents and recommending ways the community can address concerns without increasing police involvement. The committee will report its findings and recommendations to the Board. Josie agreed to work with the committee.
- After comparing the TK Elevator Service contract with the Colorado Custom Elevator bid, it was determined to keep the present “full service” contract. Further comparisons will not be made at this time.
- The board agreed to add progressive discipline actions for garage parking permit violations. They will be reviewed with Kyle and added to the Parking Garage Permit policy.
- Josie introduced Kyle’s Franklin Park West Emergency Plan. There was a brief question and answer period. Owner’s suggestions will be passed on to Kyle.
- The August 5 Annual Night Out was highly successful, with participation from at least 35% of residents. Franklin Park West received positive attention on social media through photos highlighting community engagement. Kyle and his family chaired the event this year.
- Shannon reported that she signed the Parking Garage Vehicle Policy and the Employee Progressive Discipline Policy and returned them to HOA Services. The Board will receive copies of the documents.
- An update was provided regarding storage unit revenues. The units generated \$1,400 in 2025, while year-to-date revenues have already exceeded \$3,000. The goal is to have the units fully rented, generating \$11,520. Josie moved that both owners and residents be permitted to rent storage units to increase occupancy. The motion passed.
- The stairs on the 700 Building require repair and present a safety concern. Josie moved to have the repairs completed before the end of the year. The motion passed, funds will be made available, and Kyle will be notified.

New Business

- The HOA files have been moved to the HOA office in the 700 Building. They will be kept in a locked file cabinet. The process to access files is documented in FPW Policies and Procedures. The HOA Secretary will have the key. Files include past HOA minutes, rules and regulations, CC&Rs,

maps, certifications, correspondence, inventory, budgets, and past newsletters.

Michele explained, for the information of all FPW owners, that the original name, Franklin Park Apartments, required a legal change to Franklin Park West Condominiums in 2026 for business purposes. The Statement of Trade Name of Reporting Entity was completed by HOA Services in January, and HOA Services retains the original copy in its files. A copy of the certificate is maintained in the HOA file.

- Because participation in HOA meetings is generally limited to legal owners only, Josie raised a question regarding attendance by non-members. After discussion, the Board decided to allow non-owners to attend meetings.
- Michele raised concern that in 2027 there is the possible outcome of having an all-new inexperienced board. Josie suggested a possible solution is to get owners involved in committees, attending meetings and learning the ropes before the election. The present board members can stay on as committee members and advisors.
- Follow up meetings for budget planning, employee performance reviews, and to set 2027 HOA priorities will be set by email. They will take place before the Annual Meeting.
- FPW Rules and Regulations need to be updated to reflect new management's name and contact information, new policies, and new management job title. This item was tabled and will be addressed at the next meeting.
- The Board discussed the current process for notifying callers when Kyle is unavailable. It was determined that an answering machine is needed for HOA business so callers can be referred to HOA Services or after-hours emergency service when Kyle is unavailable. The Board will investigate options for establishing a phone system.

Owners and residents will be informed of the process to follow when Kyle is unavailable, including the \$75 service charge for emergency calls. Notices will be sent by email and letter.

The board is currently searching for a more cost-effective alternative for emergency calls.

- HOA Services tracks Kyle's PTO, but the HOA is responsible for overseeing the process. Josie made the motion to designate the HOA Treasurer to be the

point person for this duty. The motion passed and Michele accepted the added responsibility.

- Michele will explore the option of opening a separate bank account for laundry revenues and designating those funds for laundry equipment replacement. This proposal received strong support. Josie asked whether a similar approach could be used for storage unit revenues, as those revenues, like laundry revenues, fall outside the usual operating budget. It was suggested that the funds could be used for significant HOA improvements, such as resurfacing the parking lot, which are often deferred for financial reasons. The proposal was rejected by a vote of 2 to 1.
- The Annual Meeting has been set for October 14, 2026, at 3:30 PM at Bray Realtors. The agenda will include the projected 2027 budget, the past 2026 accomplishments, the 2027 HOA goals, and a summary of HOA changes to policies, rules and regulations, and procedures.

The meeting was adjourned at 2:21 PM.

Respectfully Submitted,

Josie Bolton, FPW HOA Secretary