

Franklin Park West (FPW) HOA Board of Directors Meeting
Thursday, January 22, 2026, at 5:30 PM
125 Franklin Ave., A Building, Garage Workshop

The FPW HOA Board meeting was called to order by Shannon Lesnevich, HOA President at 5:30 PM. Also present were Josie Bolton, HOA Secretary, Michele Thorton, Vice President and Treasurer, Kyle Elhert, On-site Manager, and homeowners Cheryl Morris, Greg Loyd, Bruce Bolton, David and Angela Kellaway, and Kent Ryser.

Kyle gave an update on the A Building garage gate which was recently repaired and fielded questions.

Kyle gave an update on the elevator in B Building. The Colorado State compliance issues have not yet been addressed. The Kyle and the Board are dissatisfied with the TK Elevator Service Company and will get contract bids from other companies. Kyle will file for a time extension from the State if alterations cannot be made by February's date. Josie made a motion to change the quarterly elevator inspections to an annual inspection as required by the State. Michele seconded the motion and it passed unanimously.

Shannon reported that she has been requested by management to approve an invoice. Before she approves the payment, she wants to clarify the total cost of a project and asked Kyle for a cost analysis for the 700 Building bathroom repairs. He agreed to do this.

There was a request for the total cost of the A Building laundry room remodel. Kyle reported the cost has been negligible as he is doing the work himself with materials he found on hand.

Michele led a general discussion about the residents' participation in cleaning the laundry rooms. The board voted unanimously to have two people collect and count the money from the laundry room. Shannon and Michele agreed to do the collection together on the 1st Monday of each month. Kyle will help get an inventory on the "condition" of all the laundry equipment and asked the board to make it a priority to get all the equipment working in all the laundry facilities as soon as possible. The board agreed. There was a discussion on the use of security cameras in laundry room. The decision was table for now. A laundry room utilization survey was tabled for now.

Shannon reported she continues to work on a "resident information list" for FPW Community.

There was a general discussion about the storage units, and a suggestion was made by David to lower the monthly rental cost. The idea was tabled for now.

Josie volunteered to work with Kyle to make a policy for the use of garage parking tags to be presented at the next meeting.

Josie volunteered to search the past HOA management records and make a list of all owners who have "a deposit claim" for garage gate openers and the total amount held in reserve, which should be included in future budget considerations.

Josie read into record, the Annual FPW Board of Directors Accomplishments 2025 (and things left to compete in 2026). Some additions were made to list. The list is attached to the minutes as an addendum.

There was a discussion by Michele and Shannon about getting rid of the swimming pool which is one of the FPW amenities. There was a reminder that in recent years the majority of owners voted to repair the pool and exhaust system at a great cost. This discussion was tabled for another time.

Kyle shared a recent “false fire alarm” incident at FPW. It was suggested that FPW would benefit from a written Emergency Plan for the community. Kyle agreed to put his ideas down on paper and to share them for discussion at the next HOA board meeting. Shannon agreed to do the same.

The HOA Board agreed unanimously to hold meetings every other month. The next HOA meeting will be in March; the date is to be announced. The Board will meet in a closed executive session on January 29, 2026, at 5:30.

The meeting was adjourned at 6:33 PM.

Respectfully submitted,

Josie Bolton, Secretary of the FPW HOA Board

Franklin Park West 2025 Accomplishments

1. We put new roofs on the 500 and 700 buildings and added insurance coverage to them.
2. BOD hired the new HOA Management Services Company.
3. BOD increased the HOA dues from \$354 to \$410.
4. Bod added special assessments of \$1,190 per unit, specifically for new roofing.
5. Kyle replaced all outside lighting with energy efficient LED lighting.
6. Michele got a \$4000 savings for FPW by making changes to the trash collection.
7. Kyle had the gate hinges reinforced to prevent future problems.
8. The BOD held a successful 2nd annual Night out Barbecue and potluck at a 60% reduction in cost thanks to Michele and Kyle.
9. BOD established an annual summer BOD and On-site Management “Walk-through to assess and discuss maintenance issues.
10. Kyle put up a new Entrance Sign.
11. Michele provided improvements to the laundry rooms.
12. Kyle made roof repairs to Building A.
13. The BOD established savings with a specific designation for an “feasibility study” for the FPW.
14. The BOD held the 2nd Christmas decorating contest.
15. The BOD held a successful Annual Fall Clean Up Day.

Unfinished Projects that are left to complete in 2026.

1. Parking tags and procedure.
2. Lighting to be added to Entrance Sign. (Kyle is working on)
3. Building A's 2nd floor laundry room. (Kyle is working on)
4. Bathroom in 700 Building (flood damage). (Kyle is working on)
5. B Building's roof. (Assessments to cover cost)
6. List of owners who have paid deposits and total amount held in reserves.
7. Policy for laundry room money collection.
8. Security cameras in laundry rooms.
9. Get all laundry equipment in working order.
10. Complete resident list for Kyle.
11. New owner list for HOA Board for 2026.
12. Broken garage gate in Building A has been completed.
13. Replacement of trees that have been removed.
14. Job Description for On-site HOA manager. (BOD working on).
15. Put security camera's in the laundry rooms.

16. FPW legal name change. (In the works by HOA Services Co. management)
17. Kyle's swimming pool certification.
18. Elevator State certification. (Kyle is working on)
19. Fixing the uneven stairs to Kyle's Condo was seen as a safety hazard.
20. Securing the doors to the swimming pool was seen as a safety hazard.