

# **Parkview Heights Homeowner Association Board Meeting Minutes Thursday, 25 March 2021 6:30 PM**

## **Established a Quorum**

Pat, Ed, Darcy, Beth, Scott and Clay Conner

1. **Approval of the Agenda** - Approved
2. **Disclosure of Conflicts of Interest** - None
3. **Minutes** from December 3, 2020 approved
4. **Financials** from November, December 2020, January, February 2021 - approved
5. **Homeowner Forum** - Record attendance ARC Committee - 3 Requests, all approved
  1. 6066 S. Shawnee St, roof mounted solar panels, approved 2/23/21
  2. 6066 S. Shawnee St, roof ridge vents, approved 3/15/21
  3. 6102 S. Shawnee St, new radon system, approved 3/10/21

## **5. Items for Ratification -**

- HBS Three Year Contract - Ratified

## **6. Perimeter Fence Committee -**

- Survey questions were presented

- Pat wants the board to have chop on questions

- We still need 2 other bids, remember dark colors stain, builder or manufacturer warranty

- The back split rail fence will remain with selected repairs, we will revisit in 5 years for replacement. The reserves we have would not cover replacing both fences and would require a special assessment.

## **7. Unfinished business – Managers Report**

- Called IREA streetlight out

- Attended 3/17 online meeting with EVCC

- Rules & reg changes submitted to boards, see Old Business

- If a homeowner is more than 3 quarters delinquent they are sent to attorney for foreclosure. Approved Unanimously

## 8. Old business

- Emerald Isle proposal to replace stop and waste valve part of irrigation system \$1707 to fix and replace - approved

-Major perimeter fence tree trimming - 2 bids \$16000 and \$2100. This trimming is for community and homeowner trees. Do we trim to 6' or 8'. Dan will include questions to homeowners for along the fence about landscaping. Dan will find out requirement of tree trimming for an 8' fence. We did approve the \$2100 bid.

Repair split rail fence for \$2100 - approved

Two new rules:

1. Garage door painting, it is the owner's responsibility to paint garage door surfaces the same color as the body of the house. Approved
2. Snow Removal. It is the owner's responsibility to clear snow from all common sidewalks (front and side) bordering their lot within 24 hours up completion of the snow event. Approved
3. Spring walk through is scheduled for 15 May 2021 with back up for 22 May.
4. Community Garage Sale - Parker Days is June 10 - 13, June 5-6.
5. New Metro Property software portal where most everything can be done online.
6. Metro Property contract renewal. The board needs time to read and approve, board has 48 hours to read, then Pat will sign and approve.
7. Next board meeting is June 16, 2021 at 6:30 and location TBD.

## **Adjournment Executive Session**

- Discussed delinquent accounts

## 9. Returned to Board Meeting

> Add / 22349 East Lake Lane, Centennial, CO 80015 approved to forward to the attorney for foreclosure

> Same / 5973 South Tempe Way, Centennial, CO 80015 approved to forward to the attorney for foreclosure

> Same / 6055 South Sicily Way, Centennial, CO 80015 approved to forward to the attorney for foreclosure if owner defaults on payment plan

> Same / 5943 South Tempe Way, Centennial, CO 80015 approved to forward to the attorney for foreclosure if owner defaults on payment plan

Open meeting adjourned at 8:55 PM