

**Parkview Heights Homeowner Association Board Meeting
Minutes Thursday 10 Mar 2022 6:30 P.M., 22277 East Lake Lane**

Established a Quorum (Four of the six directors needed) Meeting was called to order at 6:49 pm. The following Board Members were in attendance along with two homeowners plus Dan Anderson. Beth Rashon, Treasurer was absent.

Pat Altebaumer, President

Ed Dettling, Vice President

Clay Conner, Secretary

Darcy O'Dell, Bastedo, Treasurer

Scott Bates, Member at Large

Dan Anderson Metro Property Management

I. Approval of the Agenda: Disclosure of conflicts of interest

- Agenda was approved
- There were no conflicts of interest

II. Special Guest

Bernt Greene with Commercial Fence and Iron Works attended the meeting. Bernt reported that they have two more weeks to complete the TREX installation project and have all the needed materials

III. Minutes - Minutes from November 18, 2021, Board Meeting approved

IV. Financials

- A. November, December 2021, January, February 2022 Financials approved
- B. Payables - approved

V. Homeowner Forum – Additional fence discussion took place. A couple of covenant violations were reported.

VI. ARC items for Ratification

- 22360 East Lake Avenue – New concrete sidewalk connecting front to back plus tree addition in back yard - approved

VII. Other Business items for Ratification -

- Metro Property contract renewal for 2022 - approved.

VIII. Ongoing business

Manager's report - Included. Board voted to increase insurance to cover full replacement costs of new TREX Fence Lines which will only increase our premium by approximately \$250 annually.

IX. New Business

1. 6011 S Tempe Way would like to add a trampoline to backyard. Tabled until Review Committee reviews request
2. Spring walk through scheduled for 8 AM, 14 May with 21 May as back up
3. Spring yard sale weekend is 3-5 June.
4. Next dumpster day is 3-5 June. HBS offers one free roll-off. The Board approved ordering a second roll-off at the contracted price.
5. Next board meeting is 9 June 2022 in Pat's garage at 6:30 PM.

X. Adjournment Executive Session Following

- Open meeting adjourned at 7:42 PM

XI. Resume Board Meeting Following Executive Session 8:14 P.M. Delinquencies were reviewed and discussed. Following expired COVID-19 mandates, the Board unanimously voted foreclose on all homeowners that have an assessment balance that exceeds \$1,000.00. Management has been directed to send the following addresses to the Association's attorney for foreclosure purposes. Resolution paperwork was signed by all Board Members in attendance for the following addresses:

- 22349 East Lake Lane, Centennial, Colorado 80015.
- 5973 South Tempe Way, Centennial Colorado 80015.
- 6077 South Sicily Way, Centennial Colorado 80015

XII. Adjournment 8:28 P.M.