

Park East Subdivision Homeowners Association

RECORD OF PROCEEDINGS

August 27, 2024 – 7:00 P.M.,
Zoom Meeting

MEETING OF DIRECTORS PARK EAST SUBDIVISION HOMEOWNERS ASSOCIATION

A meeting of the directors of The Park East Subdivision Homeowners Association and held on August 27, 2024 in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

ATTENDANCE

Christine Zanjani-pour, President
Scott Schreiber, Vice-President
Brian Maize-Treasurer
Richard Malone-Secretary
Ryan Gordon-Director
Keith Edquist, Association Manager.
Josh Hen-attendee

CALL TO ORDER

The meeting was called to order at 7:10 p.m.

CONSIDERATION

The minutes of the July 9, 2024 meeting were reviewed and approved without changes.

NEW BUSINESS-Management updates

The Roaring Fork Conservancy is seeking to have recent invoices paid. Executive Director Rick Lofaro was unable to attend this meeting. He will be asked to attend the next Zoom meeting, later in this meeting set for 7 pm August 27th.

The Board would like to have the ‘big picture’ overview of what the Conservancy does and how that benefits the Park East Owners. Edquist recounted early negotiations with the Conservancy and prior Board direction in respect of payments. Courtesy credits for maintenance and education were applied to RFC invoices from at least 2014 forward and continue through the most recent invoices.

Weed control was touched on, as the RFC annual monitoring walk was made on August 5th. That report was not available at this meeting. Director Gordon said the City was concentrating on weed control. Director Schrieber asked if any grants for weed control might be available from the City. Director Gordon said he would inquire about this, and added that weed control via drone is being investigated. Such would help with control of the weeds on the steep riparian banks below the Park East homes.

Keith said the signers on the Association bank accounts at Alpine will need to be changed, removing himself and past Directors Tony Fry and Edwin Piper. Only a single

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signer is necessary but that will be inconvenient in getting vendors paid promptly. It was determined at this meeting that the signers are to be Scott Schrieber and Christine Zanjani-pour. Having the manager as a signer facilitates bill payment, so the Board will need to discuss this.

Discussion passed to the status of the Design Review Committee. DRC Members are to be Bec Romeyn, Brian Maize and Christine Zanjani-pour. Edquist was asked to forward current DRC submittals and relevant fees that are charged owners.

There followed discussions in regard to the irrigation system and the cost of irrigation water. In this regard Director Gordon said the City was looking at significantly higher rates for major water users like the HOA. While this might reduce residential water expenses, it would impact assessments considerably, as water cost for the PE landscape is a major budgetary expense.

The subject of the Haas camper truck parked in the PE driveway was again discussed at some length. Edquist suggested a motion and second and Board vote to resolve this issue, but that course is not without its dangers. The covenants are not readily amendable, and there is no provision for a variance. This suggestion failed of support. Edquist said he had removed overhanging limbs at the pullout guest parking so the vehicle might be moved closer to the Haas home, and advised Tricia and Gary this was done. There has been no response from them, and the vehicle remains in a guest parking pullout area, where the City has jurisdiction and the HOA covenants do not apply.

There was a motion made by Director Maize to allow the vehicle to be parked in the driveway, but this too failed for lack of a second. Director Malone thought a rule and regulation in regard to vehicle size and/or registration type with the state might be a basis for determining what is and is not allowed. He made a motion, seconded by Director Schreiber to have a visual presentation to the owners as to what they feel is ok for driveway storage and what is not. This motion passed with support from Directors Gordon and Zanjani-pour. This might be done at the next annual meeting, or any other general ownership meeting the Board might schedule. The issue *is* storage, as allowance is made for such vehicles if in use (sections 7.10 and 7.24) in the covenant language.

Manager Edquist then introduced Mr. Josh Hen as his proposed replacement for management. Much can stay the same for Park East with his retention, notably the mailing address and the present accounting services and bank accounts. Josh made a brief introduction of himself and his experience for the Board and encouraged any questions they may have, and his willingness to meet in person with any or all of the Directors.

At length there followed a motion from Director Gordon to retain Mr. Hen as the Park East manager through December of 2024. President Zanjani-pour seconded and the motion passed without dissent. There will be opportunities in the late August meeting for further discussion of the management needs of the PESH Association.

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Last, Director Malone commented on the mailing issues and general failure of owners to receive the last annual meeting mailing and asked for improved communications in this regard. Edquist noted similar issues with bulk mailings to other associations this past fall and early winter. The local post office where the mailings were made had no clear explanation of what may have delayed or caused them to be lost. Owners were finally sent the materials by email in advance of the June 1 annual meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,
Keith Edquist, Edquist Management and Real Estate, LLC
Association Manager

THE PARK EAST SUBDIVISION HOMEOWNERS
ASSOCIATION

Christine Zanjanipour
President