

Park East Subdivision Homeowners Association

RECORD OF PROCEEDINGS

April 17, 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 April 17, 2024 in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

ATTENDANCE

Tony Fry, President-was unable to attend
Edwin Piper, Vice President
Christine Zanzanipour, Secretary- was unable to attend
Ryan Gordon-Director
Scott Schreiber, Treasurer
Keith Edquist, Association Manager.

CALL TO ORDER

The meeting was called to order at 7:08 p.m.

CONSIDERATION

The minutes of the August 25, 2023 meeting were reviewed and approved without changes.

NEW BUSINESS-Management updates

Edquist reported on recent communications from the Roaring Fork Conservancy, seeking to have recent invoices paid. They supplied quarterly invoices from 4th quarter of 2022, all 4 quarters of 2023, and the first quarter of 2024. All in total of these invoices came to \$11,762,43. \$1927.69 per quarter in 2022, 1935.40 in 2023, and \$2003.14 for 2024.

Conservancy signage and trails to the river. –It was noted that work on both the south trails made them more useable, but the south in particular remains steep –especially at the bottom. Condition of signage all along was poor, but all has been removed for replacement.

There followed discussion of what should be paid to RFC. One invoice-for the 2nd quarter- in 2023 was paid at the \$1935.40 amount. Edquist reminded all that the full amounts due to RFC were not budgeted for in the 2024 budget, with the note that ‘inconsistent billing’ was an issue with the Conservancy. Director Schrieber asked if there were a contract with RFC, but there is not. Its involvement is delineated in both the Park East Subdivision Improvement Agreement and the PE Covenants. Keith said he had recently begun sending the RFC quarterly newsletter to all owners, but had had no feedback, either positive or negative in response.

APPROVED: Board Meeting, 7.9.24

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At length there was a motion made, seconded, discussed and passed unanimously, to pay RFC the \$4000 amount budgeted for 2024, addressing the open invoices as far as such a number would pay completely. These then would be the 4th quarter of 2022, and the 1st quarter of 2023 (\$3863.09 in total) The 2nd quarter of 2023 already paid, this will reduce the total due through the first quarter of 2024 at \$5963.94.

Edquist noted operating funds of 26 thousand plus, and 17 thousand plus in the capital reserve accounts as of March 31st. This led from the RFC discussion and payments available to the Conservancy to a suggestion from management that the 20 year old irrigation system be improved this summer by raising many of the 4 inch pop-up heads so that they spray more widely and completely. Most have been overgrown by accumulated turf and now mostly rise 2 inches or less.

Keith estimated this work could be done gradually over the course of the summer, and expected it not to cost more than \$750 for the parts and labor. The Directors agreed to this plan. Edquist noted also that the irrigation clock in Conservancy Park was relocated and replaced. There remain some connectivity issues with some 5 or 6 of the 23 irrigation zones. These are run by battery operated nodes, and may or may not be able to re-connect to the irrigation controller. The City normally charges the water system in early May, but Edquist said that might be done earlier this year. Owners will be notified of the system start. He said also he would remind owners of the need to check in with the Design Review Committee for any expected exterior changes to the homes.

There was discussion of the change over by the City to a single trash vendor. This seems to have gone smoothly, and he noted a \$62 credit to owners who had trash service in 2023 was shown on their 2024 assessment statements. While these were taken as a bulk mailing to the Old Snowmass Post Office by bookkeeper Clinco, they seem not to have been delivered. Statements were sent by email once this was recognized and seemingly could not be rectified by the Post Office.

Discussion passed to the status of the weed control efforts needed along the river, with general agreement that the owners of the 15 lots which reach to the river's edge should collectively try to address weed growth there. Vendors were to be contacted the expense estimated. Management will contact the Garfield County weed control specialist, and they will gauge the status of the bio-control measures taken by the county last season. It seemed difficult to portion out the density of the weed problems on each lot, so after notification of the process and timing, these 15 owners will be charged via their owner's statements.

The subject of sprinter type vans and/or camper trucks parked in PE driveways was again discussed at some length, prompted by the purchase by a Sky Ranch owner of such a van, and a pictured request about the ability of another owner to park a pickup truck with camper shell in his driveway. Edquist advised this owner that the camper truck would not be allowed, based on prior precedents in regard to this type vehicle. Edquist had asked and provided the owner of the new sprinter van contact information for the Board of

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Directors, but was told none of them had been called or asked for their thoughts prior to the purchase being made and the van parked in the owner's driveway.

The Directors decided not to take formal action on either request/situation at this time, recognizing that HOAs nationwide are undecided on the same issues around the sprinter type vans, which did not exist a decade ago, and were consequently not a problem that had risen in Park East.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:14 p.m.

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

THE PARK EAST SUBDIVISION HOMEOWNERS
ASSOCIATION