

# Park East Subdivision Homeowners Association

## RECORD OF PROCEEDINGS

July 9, 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 July 9, 2024 in accordance with the applicable statues of the State of Colorado, with the following persons present and acting:

#### ATTENDANCE

Christine Zanjani-pour, Secretary-was unable to attend  
Ryan Gordon-Director  
Scott Schreiber, Treasurer  
Brian Maize-Director  
Richard Malone-Director  
Keith Edquist, Association Manager.

#### CALL TO ORDER

The meeting was called to order at 7:05 p.m.

#### CONSIDERATION

The minutes of the April 17, 2024 meeting were reviewed and approved without changes.

#### NEW BUSINESS-Management updates

Keith gave an update on his termination of the contract for management of the Park East Subdivision HOA. He said he was invested in Park East and would assist in transition to new management. The contract will terminate on August 31<sup>st</sup>.

Edquist reported on the billing history of the Roaring Fork Conservancy, seeking to have recent invoices paid. They supplied quarterly invoices from 4<sup>th</sup> 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.

A payment was made to RFC utilizing the \$4000 amount budgeted for 2024, addressing the open invoices as far as such a number would pay completely. There was discussion regarding re-visiting the agreement and speaking directly with the Conservancy in regard to signage and trails to the river. Director Schrieber is a member of the river commission and knows Mr. Lofaro, he offered out reach to the RFC.

There was further discussion of weeds on the easement and how to address these on those properties which extend down to the river. Director Gordon said the City is concentrating on this and doing aerial weed control using drones, and would check into this as a useful method for the steep river hillsides.

APPROVED: **BOD Meeting 8.27.2024**

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Edquist was asked to invite RFC Director Rick Lofaro to the next Board meeting.

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.

Discussion passed to the status of the Design Review Committee, whose functions at present are being addressed by the Association's Board. At length there was a motion from Director Malone that a new DRC should begin working. After discussion the motion passed without dissent. Some thoughts were expressed about amending the Guidelines to address new house colors. The Guidelines are amendable and if amended are subject to approval by the Board. DRC Members are to be Bec Romeyn, Brian Maize and Christine Zanjani-pour.

In regard to the Survey Monkey application, there was general agreement that a poll might be taken on topics such as snow removal (done by the City) streetscape appearances, tree pruning, and the condition and appearance of the entry on Sky Ranch Drive. Christine, Richard and Keith offered to work on such a survey.

Prior discussions in regard to the irrigation system resurfaced. It is now 20 years old and could use some rejuvenation. In this regard Director Gordon said the City was looking back into the raw water system, which could possibly bring back less expensive water for irrigation. Homes now utilize potable water for landscaping, which owners pay for directly.

The subject of sprinter type vans and/or camper trucks parked in PE driveways was again discussed at some length, prompted by the appeal from Tricia Haas at the annual meeting to be able to park an Arctic Fox camper van in her driveway. The issue had been resolved, but not to her satisfaction, by management recommending they park the vehicle on the street, where the City has jurisdiction and the HOA covenants regarding such vehicles in driveways would not apply. This matter remains unresolved and it was suggested it might be a good question to ask in a Survey Monkey poll. Director Gordon said the Board decision should be based on merits, not on the expressed emotions. Edquist noted a variance (which Ms. Haas requested of the Board in an email following the annual meeting) is not a solution vis a vis the covenants, which are not amendable without approval of 67 percent of the ownership.

Lastly, the Board elected its officers for the 2024 year as follows:

Christine Zanjani-pour, President  
Scott Schreiber, Vice President  
Richard Malone- Secretary  
Brian Maize-Treasurer  
Ryan Gordon-Director

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## ADJOURNMENT

There being no further business to come before the Board,  
the meeting was adjourned at 9:14 p.m.

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

THE PARK EAST SUBDIVISION HOMEOWNERS  
ASSOCIATION