

620 Pearl Street Residences
Board Meeting Minutes
April 9, 2019
MINUTES

The meeting was called to order at 5:41 pm.

Board members present: Kristen Kron, Michael Hirsch and Dave Terzian (by conference call). A quorum is present.

Homeowners present: Sharon Hillman.

Helen Cartwright represented Creekside Community Association Management.

Manager Report:

Pam had some questions about how the utility charge is calculated, as the charge was higher than usual. The utilities are charged back to owners based on square footage. Last month's bill was higher than usual.

There was a problem with a valve in Unit C which was repaired by Centennial Plumbing & Heating.

The heating pipes in Unit H have been making a lot of noise. Mark thinks it is due to the pipes expanding. Michael thinks it could be a solenoid valve sticking. We will see if the issue recurs next winter and address this then.

Financial Report:

At the end of March 2019 we have \$3,112.92 in the operating account and \$38,073.38 in reserve savings. Income is about \$1,000 lower than what is budgeted year to date, as one owner is a couple of months behind on paying dues.

Utilities and snow removal expenses are high, which is normal for the time of year. There were a lot of snow events this winter. Building residents noted that the shoveling was not getting done well enough. We will consider using a different contractor next winter. Please contact Helen right away with snow removal complaints.

We have been making regular transfers to the reserve account.

Michael moved to approve the March 2019 financial statements. Dave seconded the motion, which passed unanimously.

Old Business:

Painting and Building Improvements: The board has approved the addition of an architectural element above the breezeway, and Michael has obtained the necessary modification permission from the City.

The members present decided to go with the color "Gauntlet Grey" for the stucco as the basis for the paint colors. Michael will get samples of this and trim / accent colors on the side of the building by the end of May when Dave will be in town to see it. Michael got bids from Platte Capital Improvements, Affordable Painting and Elements Painting. We will also get an updated bid from Flett Painting.

Parking Signs: Now that the parking assignments are marked on the asphalt, Michael will remove the old parking signs.

Grounds Maintenance: The 2018 contract from Green Spaces was approved by email. They need to do some more weeding, including around the edge of the parking lot. The irrigation start time should be changed to night time from 5 am. Michael is working on zone 6 of the irrigation to include the triangle on the east sided of the parking lot.

Insulation for Noise Reduction: The initial phase of this project in the ceiling of Unit D has been completed. There is a marked improvement in sound transference between the upper and lower condos.

Sharon said that it was minuted at an earlier board meeting that high traffic areas and the area by the door should have carpet and padding. She would like to have follow up with the owner of unit D who is not compliant with this requirement.

Sharon also feels that she was not included enough in the sound mitigation project planning and that no-one came into her apartment to assess the specific requirements of her home. Michael said that this has been discussed at many meetings and the project proceeded from suggestions from the sound engineer that Sharon recommended.

Sharon's recollection is that the board also made it a requirement that owners installing wood floors should at the same time have insulation installed under the wood floors. Helen will check the archive for board meeting minutes to corroborate this.

Helen will speak with the new owner of unit A to arrange for the ceiling insulation project to be completed in their condo.

New Business:

Noise issues – other solutions:

One suggestion is to change the covenants to require upper units with wood floors above a lower unit must be carpeted or install equivalent insulation under any future installation of wood floors. This could include specific guidelines or requirements for underlayment on all flooring types.

Sharon suggested a requirement that ceiling fans and bathroom fans should have a box installed to contain the vibrations from going through the ceiling. She also requested a requirement for a pad underneath washers and dryers.

Specific issues that Sharon experiences are sound bouncing up from the concrete patio of Unit A. She requests that they install something to dampen the sound. The dryer vent from Unit D comes out over her deck. According to code this should go through the roof.

We will change the quiet time to 9 am on weekend mornings in the rules. Any violations of the rules around noise should be reported to the manager so that owners and tenants can be aware. Helen will get contact details for all tenants.

Tenant Issues:

In order to minimize the potential for conflict with tenants, Kristen suggests that we limit the number of tenants that can live in one unit. This is already a part of the rental license for each property. Landlords cannot limit the number of related people who live in a property, as this is discrimination against a legally protected class (familial status).

Kristen also suggested that the HOA could limit the length of the leasing period. Dave's tenants currently have a three year lease. Dave is not in favor of limiting lease lengths as it would limit his business opportunities.

We need to be better at enforcing our rules so that there is less friction between residents.

Homeowners Concerns:

Sharon said that someone has been using her laundry detergent.

Annual Meeting Date:

We will arrange the next Annual Meeting date by email.

The meeting was adjourned at 7:12 pm.