

620 Pearl Street Residences
Board Meeting Minutes
May 9 2018
MINUTES

The meeting was called to order at 5:13 pm.

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

Homeowners present: Sharon Hillman.

Helen Cartwright represented Creekside Community Association Management.

Manager Report:

There were some issues with the snow removal service but this has been resolved satisfactorily.

We continue to have complaints about barking dogs and owners not picking up their dog's waste. Individual incidents are communicated to owners. If dog owners do not comply with the rules the covenants do allow for them to be removed. The board felt this would be a harsh response. There was also discussion of limiting dog to owner occupied units, but there was no consensus on this.

There was an instance recently where all the hot water was used up, but it appears this was a one-off situation.

Financial Report:

At the end of April 2018 we have \$4,991.74 in checking and \$32,014.99 in reserve savings. Income is slightly over budget and expenses are within budget and normal for the time of year.

The association is a little behind on saving for projects, but we should catch up with saving in the next few years, once some projects have been completed. Kristen moved to approve the April 2018 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 side 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.