

Parkway Gardens South HOA
1660 Race St
Denver CO 80206
303-320-1660

Annual Meeting Minutes
January 17, 2013
6:30 PM

In Attendance: Kori Lawless; President,
Shannon McCarthy HOA Manager.

Proxy: Jason Igo, Katherine Reisch, Stoney Jesseph.

Absent: Jay Ziai, Cris/Carlyn Meyer, John Chavarria, Jeanette Sculley.

Call to order: 6:30 PM

Financial report: As of December 31, 2012 operating balance was \$471.49 and reserve was \$8,391.43.

2013 planning:

Landscaping improvements: Remove the evergreen tree at the south end of the property. Needles clog up the gutters and poison the soil. Look into having the cobles removed or feathered at the end of the walks. Landscape the SW corner of the building. Look into installing a fence to keep persons from cutting across the yard.

Exterior maintenance: As always owners are responsible for the flower beds adjacent to their units in the front of the building and the fence row along the back of their patio.

Rear drive: Please call 311 to report any illegal dumping in the alley or over growth of trees and bushes of the neighbors on the Ash St side.

Patio fences: There are individual repairs that need to be made by the individual owners to their sections of fencing. However, if it gets to the point of needing to replace fences, the HOA will work with owners to have an assessment done for total replacement so all sections are the same.

Insurance: The insurance market is not healthy at the moment. HOA insurance has been going up since the hail storms last year. The insurance for Parkway Gardens South has been unaffected by these increases. Trying to find a new carrier would not find a lower premium.

Adjourned: 7:24 PM