

**PARK AVENUE LOFTS HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
January 28, 2016**

I. Call the Meeting to Order

The Park Avenue Lofts Board of Directors meeting was called to order by Denis Franks at 2:01p.m. on Thursday, January 28, 2016 via teleconference.

Board Members Participating Were:

Denis Franks, President, Unit 307
Rob Young, Commercial Unit representative
Bob Johnson, Unit 208 (joined at 2:13 p.m.)

Representing Great Western Lodging were Keith Kroepler, Brian Juchno and Leanne Hamilton. Erika Krainz of Summit Management Resources was recording secretary.

II. Financial Report

A. *Fiscal Year-End 2015 Profit & Loss*

Keith Kroepler said the Association ended the year with a profit of about \$16,000. The Board decided to fund the carpet and key card projects with the surplus, which changed the year-end result to a net loss of \$209. A number of other Reserve projects were charged to Operating in order to protect the Reserve balance.

B. *2016 Proposed Budget*

Keith Kroepler briefly reviewed the 2016/2017 Proposed Budget. The budget as written results in no dues increase for Operating or Reserves. Total expenses are \$219,700 and the Reserves contribution is \$19,548, which is very close to 10% of total Operating expenses as recommended in order to qualify for FNMA loans.

C. *Reserve Study Budget*

2015 Projects:

1. Driveway Repair – \$28,825 for a 50' section on the end.

2016 Projects:

1. Exercise Equipment - \$8,982. Brian Juchno did not anticipate this project would be necessary.
2. Other Interior Mechanical Replace - \$5,628. Brian Juchno said some replacements would be necessary but the full amount probably will not need to be spent.
3. Painting – the building may need some touch up in certain areas.

Elevator Repair is scheduled in 2018 for \$59,702. Denis Franks thought the owners should be warned in 2017 that a Special Assessment might be necessary to fund this project.

Denis Franks recognized the management team for their time and effort in managing the finances and keeping the property looking good. Bob Johnson suggested that the management team provide a written explanation of the savings they were able to realize for presentation at the Annual Meeting. Rob Young felt the Board should write this letter.

III. Property Manager's Report

A. *Natural Gas Supplier*

Brian Juchno said Xcel has been the provider for years. He has switched other buildings to a fixed rate with Tiger Gas, a secondary supplier, and has realized significant savings.

B. *Tolin Energy Audit*

Tolin is offering a free audit. They would monitor the systems and controls to determine if they are out of date, and replace outdated systems with more energy efficient equipment as appropriate. Brian Juchno would like to schedule this audit in the spring. The Board approved this action.

Brian Juchno noted that there has not been an increase to the Tolin contract price in several years. He anticipated there might be a 5% increase next year.

IV. New Business

A. *Update Reserve Study by Murray Bain*

The Reserve Study has not been updated in several years. Brian Juchno recommended having Murray Bain provide an update at an estimated cost of \$1,800 to ensure that the project schedule and costs are accurate. Brian was asked to try to negotiate the price.

B. *Apartment Loan Refinancing*

The apartment loan with Centennial Bank balloons next March. The Board will need to explore refinancing. The loan balance will be about \$67,000. Brian Juchno will work on this with Chad Christy.

V. Annual Homeowner Meeting

The Annual Meeting is scheduled for Saturday, April 30, 2016 at 10:00 a.m.

VI. Adjournment

The meeting was adjourned at 2:48 p.m.

Approved By: _____


Board Member Approval

Date: _____

2/5/16