PARK AVENUE
CONDOMINIUMS

Park Avenue Condominiums Association
Board of Trustee Meeting

MINUTES – DRAFT

Board of Trustees Meeting Minutes
Date: Wednesday, November 19th, 2025
Time: 3:00 PM MDT
Location: Zoom (Virtual)

Attendance

Board of Trustees	**K&K Property Management**
Susan Daniero	Wade Street
Dottie Web	Jennifer Booth
Amy Greer	Adam Payne
Mike Carroll	
Rhonda Hypio	

Call to Order
President Susan Daniero called the meeting to order at 3:00 PM.

Approval of Prior Minutes
Susan Daniero motioned to approve the October 16, 2025 meeting minutes. Amy Greer seconded the motion. Susan, Amy, Dottie, and Mike voted in favor; Rhonda abstained, as we she was not present at the October meeting. None were opposed, and the minutes were approved as prepared.

Susan motioned to approve the September 2025 meeting minutes as prepared. Amy seconded the motion. All were in favor and the minutes were approved.

Reinvestment Fee Vote
The Board reviewed the status of the reinvestment fee vote. The recap reflects that support was approximately **50%**, with **67%** approval needed for passage.

After discussion, Susan moved to extend the reinvestment fee voting deadline to Friday, December 19, 2025. Dottie Webb seconded the motion; all were in favor and the motion carried unanimously.

The Board directed follow-up outreach to owners who had not yet voted.

UDOT Road Widening Project
Mike Carroll reported on ongoing negotiations regarding the UDOT road widening project and a potential acquisition of a portion of association property. The Board determined that Mike Carroll would serve as the Board's designated negotiator on the matter.

The Board further discussed that any proposed transfer of common-area property would require owner approval under the governing documents and applicable law.

Paving Project / Final Payment
Management reported that prior to payment of the final paving invoice, reserve funds were approximately $470,000 and checking balances approximately $115,000. The final paving invoice was reported as $295,000, with approximately $88,000 already paid, for a total project cost of about $384,000, or roughly $8,000 over budget. When a separate sinkhole repair cost of approximately $12,000 is included, total overage was closer to $20,000.

The Board approved payment of the final paving invoice.

Sewer Line Repair / End Building
The Board reviewed the status of the end-building sewer issue. Management reported delays with Rocky Mountain Power coordination and stated that preventative measures had already been completed, including line work and access preparation.

After discussion, the Board determined that full repair or replacement should be postponed until spring 2026 due to timing, disruption, and seasonal considerations.

Pool / Snowmelt Boiler
The Board discussed the boiler associated with snowmelt around the hot tub deck area. Management advised that the system uses glycol, reducing freeze risk, and that if the system fails during the winter, snow can be manually shoveled to maintain access.

The Board decided not to authorize major repairs before spring 2026.

Locker Room / Shower Pan Repairs
Management reported water damage and deterioration in both the men's and women's locker rooms, including damaged shower pans and related framing. Two bids had reportedly been received, including one at $13,920 and another near $20,000, with a third bid pending.

The Board determined that temporary winter repairs should be made now, with permanent repairs and broader renovation planning deferred until spring 2026.

Winter Meeting Schedule
The Board discussed the regular meeting calendar for the winter season, and agreed that meetings would not be held in December, January, or February.

The Board also agreed that a special meeting would be called when sufficient information is available regarding the UDOT matter, anticipated in approximately February 2026.

Additional Management / Property Items
Management reported that temporary signage for snow vehicle parking had been ordered and would be installed upon arrival.

Adjournment
There being no further business, the meeting was adjourned at 4:40 PM.

Respectfully Submitted By:
Jennifer Booth, General Manager
K&K Property Management