PARK AVENUE
CONDOMINIUMS

Park Avenue Condominiums Association
Board of Trustee Meeting

MINUTES – DRAFT

Board of Trustees Meeting Minutes
Date: Monday, December 15th, 2025
Time: 2:00 PM MT
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 2:00 PM.

Approval of Prior Meeting Minutes
Approval of prior minutes was deferred.

Maintenance and Infrastructure Report
Sewer Line Issue – Unit 1651
Management presented a report regarding a sewer line failure affecting one unit, including a 42-foot section of pipe with improper grading (“belly”) causing repeated backups. The Board reviewed a repair estimate of approximately $44,000.

Following discussion, the Board determined that responsibility for the repair should be divided between the Association and the affected owner, with exterior/common element work to be the responsibility of the Association and interior work to be contracted directly by the owner.

Susan motioned to proceed with obtaining a cost breakdown separating interior and exterior work and to present the final allocation for Board approval via email. Amy seconded the motion; all were in favor and the motion carried.

Management was directed to obtain a detailed cost allocation and distribute it to the Board.

Preventative Sewer Maintenance

The Board discussed the potential for preventative camera inspections of sewer lines throughout the property. After discussion, the Board agreed to defer inspections until spring 2026 due to seasonal occupancy and access considerations. Management was directed to obtain pricing estimates for inclusion in future budget planning.

Electrical and Lighting Issues

Management reported a failed electrical panel affecting exterior lighting on one building, creating a safety concern due to lack of lighting. Preliminary replacement cost is approximately $2,500.

The Board directed management to obtain a formal bid, including installation of a secured exterior panel box, and to provide documentation and photographs for Board review prior to authorizing the work.

Rules and Policy Update – Hot Tub Use

The Board reviewed the current hot tub age restriction and discussed aligning the Association's policy with Utah state requirements.

A motion was made by Susan to align the Association's hot tub policy to allow use by individuals age five (5) and older, with adult supervision required for all individuals under the age of fourteen (14). The motion was seconded by Amy. All were in favor and the motion carried.

Management was directed to update signage and communicate the revised policy to the membership.

Reinvestment Fee Vote

Management provided an update on the reinvestment fee vote and noted that participation had not yet reached the required threshold.

A motion was made by Susan to extend the voting period by thirty (30) days. The motion was seconded by Dottie and passed unanimously.

Management was directed to provide the Board with an updated vote count and a list of owners who have not yet voted to assist with outreach efforts.

Architectural and Policy Matters

Electric Vehicle Charging Requests

The Board reviewed inquiries regarding installation of electric vehicle charging stations in carport areas located across the street from units.

After discussion, the Board reaffirmed that installation of electric vehicle charging infrastructure in these locations is not feasible due to infrastructure limitations, including the inability to reasonably route power across the roadway and associated costs.

Carport Closet Standards

The Board discussed existing standards related to carport storage closets and determined no changes would be made at this time.

Executive Session

The Board entered executive session to discuss the following matters:

- Potential real estate transaction and negotiations involving UDOT/High West (easements and related improvements)
- Owner account matters and accounts receivable

The Board exited executive session at 2:30 PM.

Adjournment

There being no further business, the meeting was adjourned to executive session at 2:31 PM.

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