PARK AVENUE
CONDOMINIUMS

Park Avenue Condominiums Association
Board of Trustee Meeting

MINUTES – DRAFT

Board of Trustees Meeting Minutes
Date: Monday, March 16th, 2026
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.

Annual Meeting and Budget Planning
The Board discussed scheduling of the 2026 annual meeting in order to align with the Association's fiscal year-end and improve timing for budget approval and implementation of seasonal projects.

A motion was made by Susan to set the annual meeting date for April 7, 2026. The motion was seconded by Dottie and passed unanimously.

The Board discussed coordination of budget preparation, including review of prior year reserve expenditures and development of upcoming project priorities. Management will work with designated Board members to prepare a draft budget for full Board review prior to distribution to the membership.

Financial Report
Management presented a financial update for the period ending February 2026. The Association currently has approximately $500,000 in combined operating and reserve cash balances, subject to reconciliation.

Management reported that operating expenses are slightly over budget, primarily due to higher-than-anticipated water usage. Reserve expenditures are progressing within projected ranges.

Management also reported on outstanding owner balances and ongoing efforts to improve payment compliance following the transition to the new owner portal system.

Maintenance and Operations Report
Management provided an update on recent and ongoing maintenance activities. Completed work includes improvements to locker room drywall and general readiness of common area amenities.

The Board discussed several maintenance items, including:

- A sewer issue requiring camera inspection to determine scope and cost of repairs. Management was directed to coordinate access and obtain a cost estimate.
- Drainage concerns at multiple landing areas requiring repair prior to the rainy season.
- Ongoing plumbing repairs in one building involving both interior and exterior components.
- Pest control concerns, including increased insect activity, to be addressed in future planning and budgeting.

Tennis Court Renovation
The Board reviewed the planned tennis court renovation project previously approved and funded through reserves. Management reported that the project will proceed when weather conditions allow. The renovation will include resurfacing, updated striping to accommodate both tennis and pickleball, fencing improvements, and related upgrades.

Owner and Property Concerns
The Board discussed general property concerns, including landscaping needs and prioritization of future improvements. These items will be incorporated into upcoming budget discussions.

Executive Session
The Board entered executive session to discuss accounts receivable, accounts payable, and other legal matters.

The Board exited executive session at 4:55 PM.

Adjournment
There being no further business, the meeting was adjourned to executive session at 4:55 PM.

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