

**Park River West Condominium Association
Board of Directors Meeting
Saturday Aug 17, 2024 – Via Zoom Conference**

A meeting of the Board of Directors of the PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. (the “Association”) was held on Saturday, Aug 17, 2024, via ZOOM online/video beginning at 11:13 a.m. MDT. President Stew Squires (618) presided. Association Secretary Carol Primdahl (653) prepared these minutes.

1. **Call to Order / Roll Call.** The Meeting was called to order at 11:13 a.m. MDT by President Stew Squires (618). The following Directors of the corporation were present via ZOOM: Stew Squires (618), President, Helen Evans (619), Treasurer, Carol Primdahl (653), Secretary, Greg Shipman (625). and Chris Hines (602). New Board members, Tom Shepherd (636), Faye Bellman-Yohe (617), Jeff Shaw (647) and Rhonda DeLong (604) were not available to attend.
2. **Conflicts of Interest Disclosures.** Following the PRW Conflict of Interest Policy, Stew Squires (618) inquired if any of the directors have a conflict of interest needing disclosure before the meeting. None were reported.
3. **Election of Officers, consider Asst Secy, Asst Treas, STR Director.** President Stew Squires (618) proposed adding new roles for Asst Secretary, Asst Treasurer and STR Director to ensure a solid succession plan with a transition at the first of next year. After a lengthy discussion, Stew made a motion to elect the officer roles as shown: Stew Squires (618), President, Tom Shephard (636), Vice-President, Helen Evans (619), Treasurer, Carol Primdahl (653), Secretary, Chris Hines (602) STR Director and Greg Shipman (625) Trailblaze Liaison. An election will be held at the next Board meeting for the following roles: Asst Secretary, Asst Treasurer and Insurance Director.

Action Taken: It was moved, seconded, and unanimously adopted to elect the officers as shown above.

4. **Approval of Minutes.** The minutes of the Board of Directors meeting held on July 16, 2024, previously emailed to the directors, and posted on the website, were presented for approval.

Action Taken: It was moved, seconded, and unanimously adopted to approve the minutes of the Board of Directors meeting held on July 16, 2024.

5. **Treasurer’s Report.** Helen Evans (619) sent the Balance Sheet, and Profit/Loss statements, and the Budget to the Board prior to the meeting and it was fully reviewed during the Annual Meeting held on Aug 17, 2024. A motion was made to accept the Treasurer’s report as presented at the PRW Owner’s Annual Meeting.

Action Taken: It was moved, seconded, and unanimously adopted to approve the Treasurer’s report as presented at the PRW Owner’s Annual Meeting.

Old Business

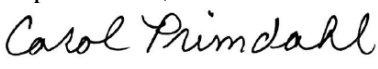
- a. **Updated Critical Board Actions Calendar** – Carol shared the planning calendar.
 - Tasks for August have been taken care of.
 - A key action for Sept will be to provide training for new Board members on Declaration, Bylaws, Policies and Procedures, and general operations which Stew will take the lead
 - Stew will talk with our Snowplowing company to ensure we are aligned on services.
 - Stew communicated that our director’s insurance policy was revised to \$2M dollars.
 - Stew shared that Allen at State Farm stated that if PRW were to file a claim, it is unlikely that our HOA insurance policy would be renewed.

- b. **Landscaping, Needle Resolution, Tree Removal, 2024 Plan/Budget** –Stew proposed making Dennis McDonald (620) Landscape Manager reporting to the Board. Dennis has spoken to Doug prior to the meeting regarding the status of b, c, d and e. Stew and Dennis will take over these items.
- c. **Unit 612 – Water encroachment to unit resolution** – see b above.
- d. **Unit 612 – Extension of walking path north from access apron to Hwy 36 east of unit**
- e. **Path work SE of Unit 638** – see b above.
- f. **Unit 650 – Registration Violation** – Hearing was started at the July HOA meeting and tabled till the September HOA Meeting. Stew will determine if a formal follow-up notice to the Owners is required.
- g. **Unit 655 – Parking Violation** – Hearing was started at the July HOA meeting and tabled till the September HOA Meeting. Stew will determine if a formal follow-up notice to the Owners is required.
- h. **Trailblazer Negotiations Committee** – Greg will take the lead of this committee after Doug did not stand for reelection to the Board. This committee is now made up of Greg Shipman (625) and Chris Hines (602).

6. New Business

- a. **Painting – Recommendation to use RhinoShield** – Prior to the meeting Stew forwarded an email to the Board from Arnold Teten regarding the RhinoShield product. Stew confirmed that our long-time painter, Tom, will continue to paint our units for approximately 3 years. RhinoShield is durable but the concern is with ongoing maintenance. The Board will continue to assess the pros and cons of painting vs RhinoShield.
 - b. **Riverbank Restoration** — Stew communicated that the Estes Valley Watershed Coalition could help PRW apply for a grant to restore our riverbank. However, PRW would have to pay 50% of the restoration cost which could be up to \$100k. Dennis has been working to remediate the bank with logs, rocks, sand, etc. Estes Valley Watershed Coalition has agreed to put together a proposal, free of charge, for the Board’s consideration.
 - c. **Owner Concerns** – Carol will provide the Board with a list of concerns that were raised during the Annual Owner’s meeting.
7. **Next Board Meeting.** To be Determined. Stew will contact the new Board members to determine the date for the next Board meeting.
8. **Adjournment.** There being no further business, it was moved, seconded, and unanimously approved to adjourn the meeting at 12:17 a.m. MDT.

Minutes prepared and signed: September 12, 2024

By: 
Carol Primdahl, Secretary