

Park River West Board Meeting Agenda
Monday, Jan 19 2026, at 3:00 p.m. MT via Zoom Meeting

Agenda

- 1. Start Zoom recording**
- 2. Call to Order/ Role Call**
- 3. Conflict of Interest**
- 4. Member Forum** - Unit Owners may address the Board to provide information on non-agenda items; however, the Board cannot act on these items at that time and may consider adding them to a future agenda. Comments on agenda items will be heard after the presentation of each item. Members wishing to speak must raise their hand, be recognized by the President, and may speak once per agenda item. Speakers must state their name and unit number for the record, direct all remarks to the Board as a whole, and are limited to three (3) minutes. All members' comments must be made virtually through the recorded Zoom session.
- 5. Approve Minutes of December 15th, 2025, Board Meeting – Faye**
- 6. Treasurer's Report – Helen**
 - a. Discussion on budget overage
- 7. Old Business**
 - a. Declaration rewrite – John
 - b. Review Critical Board Actions Calendar – Secretary
 - c. Landscaping update – Tom
 - d. New Contact Us emails – Carol
 - e. **Executive Section** – Discussion of Roof Replacement quotes– Stew
- 8. New Business**
 - a. Unit 664 – Brad Ermeling - Deck replacement proposal
 - b. Welcome New Owners Scott and Loral Grossman in Unit 647
 - c. Parking violations
 - i. Unit 611 – Cynthia Martinez – need procedure if an unauthorized car is in your driveway. (Consider using a website to get contact info for the owner of a vehicle that is improperly parked – fee required).
 - ii. Another Park Violation was reported by the owner of Unit 620 on 1/4/2026
 - iii. Discussion on developing a “How to Respond to a Parking violation” guide for owners
- 9. Potential agenda topics for future meetings**
 - a. HOA Insurance – Rhonda
 - b. Website updates (webcam, community photos, etc) – Faye
 - c. River path bench to honor the McDonalds – Fritz in Spring 2026
 - d. Non-curable violations – can a definition be defined that complies with Colorado State law
- 10. Next board meeting – Tentatively Monday, February 16th or 23rd, at 3PM MT via Zoom**
- 11. Adjournment**