

PPCA Board Meeting Agenda & Minutes 1.24.18

Time: 9:00 AM

Location: Park Plaza or Conference Call In

Call in Number: 970-366-1933

Attendees/Quorum: Charles Kafadar (President); Les Baledge (Residential Board Member); David Habermas (Commercial Board Member); Matt Szmyd (Manager); Paul Backes (Auditor - McMahan & Associates)

Call to Order: 8:57

Approval of Previous Meeting Minutes: [PPCA Board Meeting Minutes 10.17.17](#)

Motion:

Current Items

- 1) Audit Results - McMahan and Associates
 - a) [Draft Board Letter 1.11.2018](#)
 - b) [Park Plaza](#)
 - c) [Updated 1.17.18](#)
 - d) [Audit Journal Entries](#)
 - e) [Management Representation Letter](#)
 - i) Audit went smoothly - good standard business process
 - ii) Discussion on keeping GCE and R-LCE funds in separate accounts in the future
 - iii) Discussion on the new reserve study and that for right now the audit should reflect that a new comprehensive study is in progress
- 2) Annual Meeting Planning
 - a) Attorney David Firman with HindmanSanchez is confirmed for 3 PM Annual Meeting
 - b) [Agenda](#)
 - c) Quorum/Proxies -we have more than quorum [Link to Proxy Tracking Sheet](#)
 - d) [Previous year Annual Meeting Minutes 2017](#)
 - e) Election
 - i) No one has responded to run against Charles Kafadar who is up for election.
 - f) Management Report - info for board meeting, will only present owners with overview/highlights

- i) [Link to Updates & Highlights](#)
 - ii) [Reserve Study Draft](#)
 - iii) [Link to Capital Project Planning](#) draft/work in progress
 - (1) Spring 2018 - Condo Bathrooms
 - (2) Fall 2018 - Condo Bathrooms
 - (3) Projects to decide on timeline
 - (a) Windows, Fireplaces, condo living room furniture, condo carpet, condo paint and wood trim
 - (b) Spring 2019 - Windows?
 - (c) Fall 2019 -Windows?
 - (d) Spring 2020 - Fireplaces
 - (e) Fall 2020 - Fireplaces
 - (f) Spring 2021 -
 - iv) Elevator #1 Jack Replacement Update Schindler
 - (1) [Elevator #2 Modernization Schindler](#) - approve 35% due now to schedule for April
 - (2) [Elevator #2 Work done by others](#) - approve
 - v) [Guest Bathroom Remodel](#) - approve now to schedule for april
 - g) Review Fiscal Year 2017 Operating Budget
 - i) [2017 Year End Budget & 2018 Budget prior to Auditors adjustments](#)
 - ii) [Audited Park Plaza Financials Updated 1.17.18](#)
 - iii) [2018 Annual meeting Financial Info - sent to owners](#)
 - h) Audit Report
 - i) Approve Replacement Reserve Expenditures
 - i) As presented in Audit Report
- 3) "Beer Garden" Restaurant Update
- a) [Title Commitment](#)
 - b) [Parcel and easement ownership](#)
 - c) Next DRB meeting date?
 - d) Next step?
- 4) Next Board Meeting Date
- a) Semi Annual - will be decided on as needed basis.

Adjourned: 9:57 am