

## Estes Square Condo HOA Meeting

August 16, 2021 via Zoom

Present – George Filippatos- Pres, John Paige-VP, Dorothea Martin – Sec, Bill Hyde and Marge Seabourn, Theresa Lumsden, Paula McCreary, Matt Habegger, Desiree B11, Jim Smith, Diane Henrichs, Angel D18, Candace Ship, Monica Dymerski, Blake and Clare Bochy.

Meeting Dates – starting time is at 7pm and on Zoom if not otherwise stated.

Oct 25, 2021

Jan 20, 2022

April 21, 2022 (Annual Meeting with Board Elections and Voting)

July 21, 2022

Oct 20, 2022

Finances – We have \$7,676.72 in Operating with \$13,640 in Reserves. Monthly surplus is about \$2,000. The Unpaid Sewer and Storm bills (\$9142.91) were paid off. Winter brings on more expenses and will bring down the funds.

Discussion on winter issues included Bldg F Boiler is aging, Snow Removal – need contact for at least plowing at 4-6". October will have a new Insurance quote to discuss that will take affect in November.

Open Board Position – There is currently the Treasurer spot open, as the current President (George) filled the vacated Presidency a few months ago. Board elections will be conducted at the April Meeting for President, VP, Secretary, Treasurer and At Large. Interested parties please contact a Board Member.

Trash/Recycle- Changed companies to Waste Connections and due to lack of drivers for regular pickup they are adding a second recycle bin at no cost. Delivery schedule is not set. Will notify if an issue. Noted items in the recycle not of recycle value. Solution – post the flyer on the fence by the dumpster.

Pets – Declaration calls for only one pet per unit. Discussion included noise and issues with dog urine. Poll was taken and decided to grandfather in the excess pets and create a Policy by home owners that have pets, to include pee etiquette. The Policy will be in the Bylaws. Policy is be respectful of all, pet owners as well as non-pet owners.

Lawn Maintenance - HOA has purchased a lawn mower and weed wacker/trimmer. Currently the Board is taking care of the lawn and volunteers are always appreciated. Thanks goes out to John for the work he put into this.

Storage Units in the basement of G28 (as pertaining to the One bedroom units) - They need to be emptied from the winter flood, mitigation for burst pipe – contact Realty One for vendor.

Lights along Main driveway - contact Realty One for vendor

Roof and Gutters and Downspouts – contact Realty One for vendor

Fence replacement - bid has come in at \$5-7,000 for wood. Discussion – types of fencing to research – metal or wood. Future project

Resurfacing and painting lines – estimate cost is \$20,000. Future project

Wasps/Bugs/Yellow Jackets- Multiple around the buildings. Discussion – elm beetles, Japanese, ants, etc. Exterminator is an option. Proposal for Yellow Jackets and wasp removal pet friendly is being sent to Board.

Water faucet Bldg C needs to be fixed- top is snapped off. – contact Realty One for vendor

Meeting was adjourned at 8:10

Dorothea Martin Secretary

# Estes Square Association HOA Board Meeting

July 19, 2021

Present – George Filippatos, John Paige, Pam Smith, Dorothea Martin (in Michigan) via Zoom 7pm MT

- 1- Next HOA board Meetings – Aug 16,2021; Oct 25,2021; Jan 24,2022 at 7pm MT, either zoom or in person
- 2- Financial –
  - a. Sewer bill is paid off, a \$8K bill.
  - b. Vectra bank is closed, only bank account is Wells Fargo
- 3- Trash/ Recycle
  - a. New company – Waste Connections pickup glitches will get straightened out
  - b. New bins had locks – stolen by unknown. Replacement to company \$20 each. Will not use locks unless needed. Past practices of unknown personnel dumpster diving.
- 4- Pets
  - a. Lawn – dog urine is killing the lawn
    - i. Declarations allow 1 animal per unit, suggestion to grandfathering in current animals, no replacement.
      1. HOA has the ability to offer places for pets to use.
    - ii. Posting a poop bag station at street area might help passersby clean up their own poop. Discussion of City of Lakewood installing poles around, Pam to check on this and otherwise look into planting one ourselves.
- 5- Rats
  - a. The boxes are working. The rat issue is under control, for the time being, but Pam warned to keep the boxes filled as they come back seasonally. but to keep the poison going, is all included in fee. Pam will talk to her brother about supplying the insurance and W9 information from his company to Realty One for payment.
  - b. Burrows – need to be filled in. Cement pad was noted as cracking in the middle.
- 6- Lawn
  - a. Watering - City has asked for a backflow test for the sprinkler system. John is the contact with Forrest for getting the split pipe fixed, so we can run the sprinkler.
  - b. Mowing – John is looking into mowing under a friend’s business, so he can get paid. He will supply the needed paperwork.
  - c. John will submit paperwork for the trimmer he purchased for the HOA
- 7- Lights
  - a. Parking lot side Bldg A and C still aren’t working
  - b. Lightbulb by laundry room is also not working. John will test the light and report back. P am suggested motion activated solar motion light, such as in A6 stairwell.
- 8- Roof Cleaning – Board has approved to hire a company to clean the flat roofs and gutters and trim the branches that are on the roofs.
- 9- Cables – unruly and outdated cables are coming undone on buildings. Discussion that they belong to Xfinity. Dorothea will call and see if they can identify.
- 10- Meeting ended at 8:08pm (MT)

Submitted by Dorothea Martin, Secretary

## Estes Square Association: Special Board Meeting

April 26, 2021 7pm at C17 Balcony

### Board Members

Present: George Filippatos, John Paige, Dorothea Martin

Absent: Pam Smith

### Issue: Management Transition

- **Discussion** records have been moved; audit of all records done.

### Issue: Visitor Parking

- **Discussion** - change sign to reflect snow no parking on diagonal. Don't abuse visitor parking spots.
- **Solution**- Available to use when no snow plowing is imminent. John to research new signs

### Issue: Landscape

- **Discussion** snow. Just plow 4", keep salt in closet.
- **Solution** – find a new company plow only with limitations, members to shovel walkways.

### Issue: Late Fees/ Debt Collection

**Discussion**- late fees, debt monies of 13K (33K with G28)

**Solution**- send email to Realty One to forgive the late Fees but go after the owed monies. requesting Realty One to send notification of outstanding balances to owners. There are individuals that were not aware of my outstanding balance.

- 

### Issue- Budget Plan/ Utilities break down (more detailed)

- **Discussion** - only available to bring cost down is the insurance. Utilities monthly and Repayment plan leaves little room for improvements.
- **Solution**- research. Realty One with info on different insurance company

### Issue: Repayment of Lakewood Sewer Bill (Carrier Management)

- **Discussion**- @\$8,801 owed from non-payment in 18 months. Normal monthly bill is roughly \$700.

Submitted by Dorothea Martin Secretary to Realty One Management

- **Solution-** look at budget closer. Pay off 12-14 months.

**Issue: G28**

- **Discussion-** consult lawyer send dana emails. Need to get in to assess and secure. What can we do, cost of heating is falling on HOA (\$325 month)
- **Solution-** need more info.

**Issue: Treasurer Slot**

- **Discussion-** needed, current board is functioning.
- **Solution-** discuss next board meeting.

**Issue: Rats**

- **Discussion-** what is allowed. Exterminator is out of budget range.
- **Solution-** more research

**Issue: Fence**

- **Discussion** – 1305 neighbor was contacted and will not coordinate, fence in on our property. It will cost \$5600 to fix. Can fix or roll off. Would like to have a fence. Options – split rail, regular. With no fence there is no “boundary”. Holes in area next to fence where trees were cut down have not been filled in. Hazard without fence.
- **Solution-** replace one section at a time, as funds are available.

**Issue: Set Meeting Schedule**

- **Discussion-** HOA – 3 months, board will meet once month or as needed. Keep members updated. With a set meeting in place, planning for meeting attendance is helpful. Special meetings are still an option when needed.
- **Solution** - set dates. July Oct Jan April

**Issue: Boiler insurance**

**Research** – what does it cover, is it worth it? We spend close to 2K on fixing the “new” boilers throughout the year.

**Issue Storage Units G28**

**Discussion** - With the flooding of water in the past months, this is a mold area.

**Solution-** Residents to empty storage area if not their property – post on Facebook site. Known to have “old” items – D20, C17.

**Issue** – Paula MCreary hazard insurance request

**Solution** - George will research with Realty One and send to Paula.

**Issue Trash - large furniture**

**Discussion-** Furniture is dropped off, HOA is fined by Republic Trash, do we pass fine on to owners?

**Solution** – Post to Facebook – note to have no larger items. Keep gates closed.

**Issue – Information to Residents**

**Discussion** – Need to inform residents on ongoing issues. Using FB platform reaches most but posting a “newsletter” at the mailboxes would be good.

**Solution** – FB, with info posted by the mailbox.

**Meeting ended at 8:15pm**

[Print](#) | [Close Window](#)

**Subject:** Estes Square Board minutes

**From:** Dorothea Martin <dfloeter2001@gmail.com>

**Date:** Tue, Apr 27, 2021 9:58 am

**To:** "Realty One, Inc. V.P. Operations" <admin@realtyone-co.com>, George Filippatos <gfilippatos7@gmail.com>, John Paige <john.p.magnum@hotmail.com>, Pam Smith <PAMSMITH2082@gmail.com>

**Attach:** Estes Board Mtg April 26 2021.docx

Here are the board minutes from April 26, 2021

Dorothea Martin  
Secretary

Copyright © 2003-2021. All rights reserved.