

Meeting Minutes for Forest Park Estates Condominium Association, Inc.

Meeting Type	Board
Meeting Date	03/22/2017
Location	Edgewater Rec Center 5845 W 25th Ave, Edgewater, CO 80214
Called To Order	7:30 pm
Minutes Approval	Minutes of the prior meeting were accepted unanimously by the Board.
Homeowner Input	Bill Wood, Architect reviewed the Deck plans, specs and answered homeowner questions. Plans are at 75% drawings and the Board needs to select stair specifications and Deck Materials. Bill discussed the low maintenance options for stair stringers made of Glulam. The stringers for the stairs could be metal fabrications and Glulam wooden composite stairs would be bolted on. This would help the current issue of replacement of treads by allowing just the step itself to be maintained without requiring the entire stringer to be replaced. If the Board choose this option, a diamond plated aluminum stair tread would also be suggested to be attached to the nose of each step to reduce the slip factor. Deck surfaces are currently a timbertech trex type of material to encourage adequate drainage and help with the snow issues. All suggested items are still pending review and hypothetical. Bill also discussed the additional supports and reviews of specific portions of the design referenced.
Treasurer's Report	Financials were reviewed and accepted by the Board.
Unfinished Business	<ul style="list-style-type: none">• Maintenance Items were discussed as follows:• Lighting - concerns for adequate lighting were reviewed near the mailboxes. The Board will take homeowner comments into further consideration.• Plumbing/Boiler repairs were tabled and the Contractor maintaining the project was switched from Lakewood Plumbing to Denver ACA Boiler due to Lakewood Plumbing resigning from the contract due to injury of some of their boiler Techs. The new contract for Denver ACA Boiler was signed and new proposals will be requested for outstanding maintenance/long term maintenance suggestions.• Sprinklers and Landscaping was discussed. The Board motioned and unanimously approved that sprinklers be turned on in April. Further discussion on the maintenance contracts will be reviewed at subsequent meetings.

New Business The meeting was adjourned at 9:30pm

Next Meeting Date

Time Adjourned 9:30