

Silver Queen West Condominium Association
Board Meeting – Basic Office & Zoom
May 1, 2025

Directors Present:

Larry Funk and Joanne Gipple, with Lydia Fausset, Marsha Hennessy, Angelique Justich, Chelsea Martin & Sylvia Murphy on Zoom.

Board Representatives Present:

Tom Brennan – Property Manager
Karen Breckheimer, Assistant Property Manager
Gary Nicholds – Basic Property Management, Inc. (BPM)

Owners Present or Zoom:

Chuck Hakkarinen - Unit 7327
Jake Metz - Unit 7034
Brook Roberts - Unit 7312

Call to Order:

Joanne Gipple called the meeting to order at 1:00 PM.

Owner Forum:

Chuck inquired regarding issues about lock cylinder changes. Larry responded that, with the assistance of All-Secure, an Arvada locksmith company, locksmith visits will probably begin in July. Larry explained that he wants to schedule as many cylinder changes with each visit to reduce owner costs.

Approval of Minutes:

A motion was made and seconded to approve the minutes for the March 1, 2025 board meeting. The motion was unanimously approved.

Treasurer & Financial Report:

Marsha reported as of March 31, 2025, an operating cash balance of \$60,078.20. A reserve cash balance of 853,347.16 with total cash of \$913,425.36. The operating fund has a year-to-date deficit of \$7,063.60 and the reserve fund has a year-to-date income of \$36,047.27.

Manager's Report:

Tom reported that the backhoe and pick-up are running normally. Recently, some owners have been dealing with pigeons. Tom reminded owners that pigeons like to nest on balconies, so owners are reminded to check under BBQ grills and wood piles for nests. Recently a washbasin was installed in

boiler room A. Materials have been ordered for work on sewer stack mains in Building A. New clothes driers for Building's A & B laundry rooms were installed. Presently, only two old laundry machines remain in building laundry rooms. Tom has begun removing the snow fence. Mike Green was directed to build a photocell lighting unit that may be a good addition for lighting in the lower parking lots. Cast iron piping continued to be an issue and Tom mentioned that the replacement should be an ongoing project. Tom reminded owners that they must add a water alert detector in their unit. At an owner's request, Tom agreed to offer the type of detector that works best for SQW units. Joanne requested that Kerry send an email to owners with the information Tom will provide.

Old Business:

Larry reported that he has received emails and phone calls from owners regarding the lock change requirement. There are still a few owners that have yet to respond, and he plans to send a follow-up letter next week. There is a plan for All-Secure to visit the complex in July to begin the project. Owners that have questions are advised to contact Larry for additional information that they need to complete the lock change.

Joanne stated that a contract was agreed on to have Chris Addis and Aram Reeves complete the manager's unit remodel as outlined in a scope of work that Larry developed. The work on the project began this morning with a completion date of May 30. Joanne continued that with the help of Marsha and Ami Capra (The Home Depot designer), the project is running smoothly.

The manager research committee of Angelique, Chelsa and Lydia reported that a job description was developed and distributed on various outlets. Of the many applicants, the committee decided to interview nine applicants. Three applicants were chosen for a second interview. In addition to the committee, these individuals were interviewed by Tom, Karen, Joanne and Larry.

Chelsa agreed to take on the task of planning Tom's retirement party scheduled at Pug Ryan's on Sunday, June 1 from 3:00 to 6:00 PM. Chelsa will be sending out an email to owners, requesting an RSVP.

Executive Session:

The board entered executive session at 1:55 PM and returned at 4:20 PM

Board Meeting Schedule:

The next board meeting is scheduled on Thursday September 25 at 1:00 P.M. at the office of Basic Property Management.

Adjournment:

A motion was made and seconded to adjourn at 4:20 PM. The motion was unanimously approved.

Respectfully submitted,
Larry Funk, Secretary