



2615 Park Avenue Associates
BOARD OF DIRECTORS MEETING
Thursday, April 20, 2023
6:30pm
ZOOM MEETING
MINUTES

The Board typically meets on the 3rd Thursday of each month. This gives time to assemble info from the previous month. We are always reviewing the prior month and looking forward to the next with the Action items. Executive sessions are held only if necessary.

Board of Directors

Lou Tiffany Welter
President

Jeff Balke
Vice President

Becky Gazca
Treasurer

Bob Jorgensen
Secretary

Directors

Dan Rowles

Louise Wolfgramm

Julka Almquist

Property Manager

Tessa Dart

a) Open Forum

Topics Discussed:

- Steam pipe incident in laundry room and asbestos concern.
- Annual Meeting scheduled for Thursday May 18th at 7:00 PM in Lobby.
- Increase in Property Tax valuation.
- Testing of emergency sirens and what to do in case of emergencies.
- Bruce Karstadt Retirement events at ASI.
- Music Series will hold their next event May 12th from 7:30-9:00 PM in the Lobby.
- New BOD nominee Suzanne Shaff introduced herself.

b) Call to Order

President Lou Welter called the meeting to order at 6:45 P.M.

Present: Jeff Balke, Becky Gazca, Bob Jorgensen, Dan Rowles, Louise Wolfgramm, Lou Welter.

Quorum established.

c) Agenda Approval

No additions or corrections; Agenda approved unanimously.

d) Secretary Report

March Minutes were approved unanimously and posted in Mailroom.

e) Treasurer Report

Becky presented the March 2023 Financial Report which was included with the Agenda. The report was approved unanimously and posted in Mailroom. Additional topics discussed were App Folio program, Peter

Cook Accounting (our new consultant), prioritizing and scheduling future projects, investment strategies being used.

f) President Report

- Nothing new to report

g) Board Actions Taken Outside Last Meeting

- Apt 201 buyer was approved; closing on April 28th.

h) Property Manager's Report

Tessa presented her report which is posted in the Mailroom.

Meeting adjourned at 7:18 P.M.

The Association Annual Meeting will be Thursday May 18th at 7:00 P.M.

Bob Jorgensen, Secretary