

PARK MODERN CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS' MEETING

Monday, August 17, 2026, at 5:00 PM MT

[Join the Zoom Meeting Online](#)

Meeting ID: 831 0980 7794 Passcode: 196585

[Join by phone](#)

[720.707.2699](#)

Meeting ID: 831 0980 7794 Passcode: 196585

or in person at:

The Romero Group Office - 350 Market Street, Suite 304, Basalt, CO 81621

Board Members

Tim Pestotnik, President (2027) **Ted White**, Vice President (2026) **Jake Lansburgh**, Treasurer (2026)
Jan Silfverskiold (2026) **Karen Wiese** (2026) **David Courson** (2026) **Susan Hartnett** (2026)

Agenda -DRAFT

1. Call to Order - Establish Quorum
2. Approval of Board Meeting Minutes of July 11, 2026
3. Owner Comments (limit 3 minutes each)
4. Manager's Report
5. Old Business
 - a. Fire Mitigation Plan
 - b. Storage in Garage Parking Spaces
6. New Business
 - a. Building 5 Elevator
 - b. Building 1 Carpet
7. Schedule Next Board of Directors Meeting
8. Executive Session – if needed
9. Adjournment

**PARK MODERN CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
May 11, 2026 at 5:00 PM MST**

Board Members Present

Tim Pestotnik, President (2027) Ted White, Vice President (2026)
Jan Silfverskiold (2026) Karen Wiese (2026) By Proxy Susan Hartnett (2026)

Owners Present

Tyler Duke Steve Bonniwell Christina Harmon Shannon Murphy Gretchen Lium Barbara Fretz
Pamela Denby Lynn Palevsky Ilene Gossbard

Others Present (Romero Group)

Scott Owens Tyler Newton Jerome Simecek Denny Meredith-Orr

1. Call to Order

President Tim Pestotnik called the meeting to order at 5:08 PM after confirming a quorum of Board members was present.

2. Approval of Prior Meeting Minutes

The Board reviewed the minutes from the May 5 and May 11 meetings.

Motion: Approve the May 5 and May 11 meeting minutes.

Moved by: Karen **Seconded by:** David Courson **Vote:** Unanimously approved.

3. Owner Forum

Building One Concerns

Several Building One owners addressed the Board regarding:

- Deteriorated common area landscaping
- Dying shrubs at the front entrance
- General curb appeal concerns
- Property value impacts
- Delayed carpet replacement
- Empty entry planters

Owner Comments Included:

- Requests to remove failing shrubs and dead plant material.
- Requests for a more manicured appearance similar to other Park Modern buildings.
- Concerns that inconsistent landscaping may negatively affect marketability and property values.
- Discussion regarding owner-funded landscaping policies and maintenance responsibilities.

Board Response

The Board acknowledged Building One concerns and reported:

- Carpet replacement had already been bid and would be addressed during the meeting.
- Landscaping concerns had been reviewed by the Landscape Committee.
- Several owners expressed support for improving the Building One entrance appearance.

At this point there were deviations in agenda at various times

6.a New Business -Landscaping committee

Building One Landscaping

Landscape Committee Chair Jan Silfverskiold presented the committee recommendation.

Plan Approved in Concept:

- Remove failing shrubs at Building One.
- Reseed affected areas.
- Delay major replanting until water conditions improve.
- Future replacement plantings should utilize appropriate, drought-conscious landscaping.

Additional discussion focused on:

- Native and drought-tolerant plant selections.
- Fire mitigation considerations.
- Maintaining screening vegetation where desired by adjacent residents.

Wildfire Mitigation Project

The Board discussed recommendations developed with Roaring Fork Fire Rescue and Eagle County fire mitigation specialists.

Findings

- Removal of highly combustible vegetation is recommended.
- Junipers and other high-oil plants were specifically identified.
- Certain trees require pruning and "limbing up."
- Grant funding is available to offset costs.

Contractor Selection - The Landscape Committee recommended **Tree Line** for the mitigation work.

Committee Recommendation: Approve wildfire mitigation work by Tree Line and authorize proceeding with recommended mitigation measures, which constitutes a Motion and Second.

Vote: Approved unanimously. **Estimated Cost:** Approximately \$19,000 before grant reimbursement.

5. Financial Report

Tyler Newton and management reviewed financial performance.

Highlights

- Accounts receivable reduced from over \$50,000 to approximately \$8,000.
- AppFolio implementation is producing strong owner participation.
- Capital reserve transfers are current.
- Reserve contributions year-to-date total approximately **\$104,315**.
- Year-to-date net income is substantially ahead of budget projections.

Discussion Items

- Clearing account balances associated with accounting system transition.
- Ongoing audit support and reconciliation efforts.
- Review of outstanding payables.

No Board action was required.

4. Old Business

Elevator Projects

Management reported:

Building One

- Check valve replacement completed.

Building Two

- Obsolete component replacement remains pending.
- Required parts are available.
- Work is awaiting technician scheduling.

Other Buildings

- Building Three and Building Five elevators have experienced performance issues following a regional power outage.
- Elevator technicians have been contacted.

No Board action required.

Reserve Study Update

Management reported:

- The reserve study site visit has been completed.
- Additional information may be requested by the reserve specialist.
- Final report remains pending.

No Board action required.

Building One Carpet Replacement

The Board reviewed carpet replacement proposals.

Contractor

- Good Shepherd was identified as the preferred contractor.

Discussion included:

- Selection of carpet color.
- Input from Building One owners.
- Potential consultation with a local Realtor.
- Possibility of additional work in Building Six while contractor is onsite.

Management was directed to proceed toward implementation and finalize selections.

Compost Program

The Board discussed the community composting program.

Key Points

- Annual cost approximately \$6,000.
- Strong support expressed by multiple owners.
- Increased owner education is needed.
- Discussion of improved recycling and composting guidance for owners and renters.

Action Item

Karen volunteered to assist in preparing educational materials regarding:

- Composting
- Recycling
- Trash disposal procedures

No changes were made to the current compost program.

HOA Audit Status

The Board received an update that:

- The audit remains in progress.
- Auditors have requested additional information from management.
- Management is continuing to respond to auditor requests.

No Board action required.

6. New Business resumes

Tire Storage and Parking Space Storage Discussion

Jake Lansburgh initiated discussion regarding storage of non-vehicle items in parking spaces.

Discussion included:

- Existing declaration language restricting spaces to vehicle use.
- Storage limitations throughout the community.
- Concerns regarding consistency and appearance.

After discussion, no action was taken.

DoorKing Entry System Replacement

Management reported keypad failures at certain buildings.

Board Action

Following discussion, Building One was determined not to have a current keypad issue requiring replacement.

Amended Motion by Ted White: Replace the DoorKing entry keypad system for Building Two. **Seconded:** David Courson **Vote:** Approved unanimously.

Additional Action

Management was directed to repair the Building One garage keypad cover.

Common Area Usage

The Board discussed:

- Use of HOA lawn areas adjacent to patios.
- Hammocks installed in common areas.
- Dogs using landscaped common space.
- Resident and renter compliance with governing documents.

The Board reaffirmed that governing documents restrict private use of common landscaping areas.

Management will:

- Continue owner education efforts.
- Communicate rules regarding common area use.
- Follow enforcement procedures when necessary.

CCIOA: Governance and Open Meetings

President Pestotnik reviewed Colorado HOA requirements regarding:

- Open meetings
- Board deliberations
- Decision-making outside noticed meetings

The Board agreed to limit decision-making via email and conduct deliberations during properly noticed meetings whenever possible.

Commercial Vehicle Parking

The Board discussed reports of commercial vehicles being parked in guest parking areas.

Management will continue:

- Monitoring violations
- Enforcing guest parking requirements
- Communicating with landlords and tenants as needed

No Board action taken.

7. Next Meeting

The Board discussed scheduling.

Next Board Meeting: August 17, 2026 at 5:00 PM (via Zoom)

8. Executive Session -None required

9. Adjournment

There being no further business, the meeting was adjourned at 6:39 PM

PARK MODERN WILDFIRE MITIGATION PLAN 2026

BACKGROUND

As has been extensively reported, like much of the American West the Roaring Fork Valley is experiencing one of the warmest and driest years on record. Snow pack peaked at historic lows and the spring and summer months continued to exhibit unusually high temperatures and little of the usual moisture.

Drought conditions have had wide-spread impacts on everything from local recreation to agriculture and domestic water use. And, critically, ongoing drought conditions heighten wildfire risks throughout the region. These issues are not new in 2026, and are not temporary.

Wildfire risk and preparedness have therefore been a much-discussed topic throughout the Roaring Fork Valley. For a good local overview, the May 2026 panel discussion “Proactive and Prepared: Wildfire in the Roaring Fork Valley” can be found as an audio file at Aspen Public Radio archives, at <https://aspenpublicradio.org>.

Other good local resources include:

Eagle County Mitigation and Wildfire Protection, <https://www.eaglecounty.us>

Roaring Fork Wildfire Collaborative: <https://www.rfvwildfire.org/solutions/resources>

INSURANCE IMPACT

Wildfire risk is a factor for property insurers, much like hurricane risk is a factor for insurers considering the insurability, or rate setting, for coastal property in other areas of the country. As you may recall, these increased risks led to the exit from Colorado of the Association’s insurer in 2025, and led to related significant increases in premium charges from the Association’s replacement coverage with a new insurer. Again, like wildfire risk itself, the insurance issues are neither new nor temporary and are likely to remain a major expenditure for the Association.

WILDFIRE RESILIENCY ASSESSMENTS

Given the reality of our environment – both the climate environment and the related insurance environment – the Board has made improving the wildfire resiliency of the Park Modern properties a priority. The Colorado Legislature has also very recently passed legislation (July 2026) for the first time requiring insurers to consider wildfire mitigation in its insuring decisions.

We have had two separate on-site assessments of wildfire risk were done by the Eagle County Fire Department in 2025 and the Eagle County Emergency Management- Mitigation & Wildfire Protection in 2026, to understand better what we can and should do as a community to increase the wildfire resiliency of our collective property.

In both years, the recommendation has been made that we strategically remove or prune the most highly combustible plantings – essentially those in the evergreen family, including ground juniper - particularly those growing within 5 feet of our building envelope. Evergreen type plantings between 5 and 30 feet from the building envelope should be pruned to remove growth close to the ground and some branches close to buildings or acting as ladder fuels for other plantings. Other types of plantings throughout Park Modern (deciduous trees and bushes) are not included in this plan. Some of those

plantings that are touching buildings will be trimmed by our landscapers or Romero after the primary mitigation work is completed.

WILDFIRE MITIGATION PLAN

Based on these assessments, this summer the Board had three separate mitigation specialists walk the property and submit bids for work consistent with the fire department reports. The Board then chose TreeLine, certified arborists based in Eagle. This work, which was bid at \$19,998.00 will be offset by a grant of \$5,000 from Eagle County available this year for wildfire mitigation work.

A schematic for each building showing where trees and other plantings will be removed is part of this packet.

The majority of the work will be pruning (removal of branches either 6 feet from the ground up, or 1/3 the height of the tree, whichever is less). We expect to begin this work first.

That said, there are a number of trees and ground juniper that come within the Zone 1A removal area (within 5 feet of the building envelope, which includes overhanging decks, measured from the trunk of the tree) . In a few places, particularly in front of Building 5, the number of evergreen like trees forming a hedge will also be thinned slightly to lessen the density of this potential fuel.

Here's a helpful [video](#) from the Insurance Institute for Business & Home Safety (IBHS) on why a "Fire Free Five Feet" is important.

While the number of trees to be **removed** is relatively small, and the pruning work will in many cases improve the appearance of the trees, no one at Park Modern likes to see landscaping removed. However, allowing the most highly combustible growth to remain close to the buildings is no longer a fiscally prudent option.

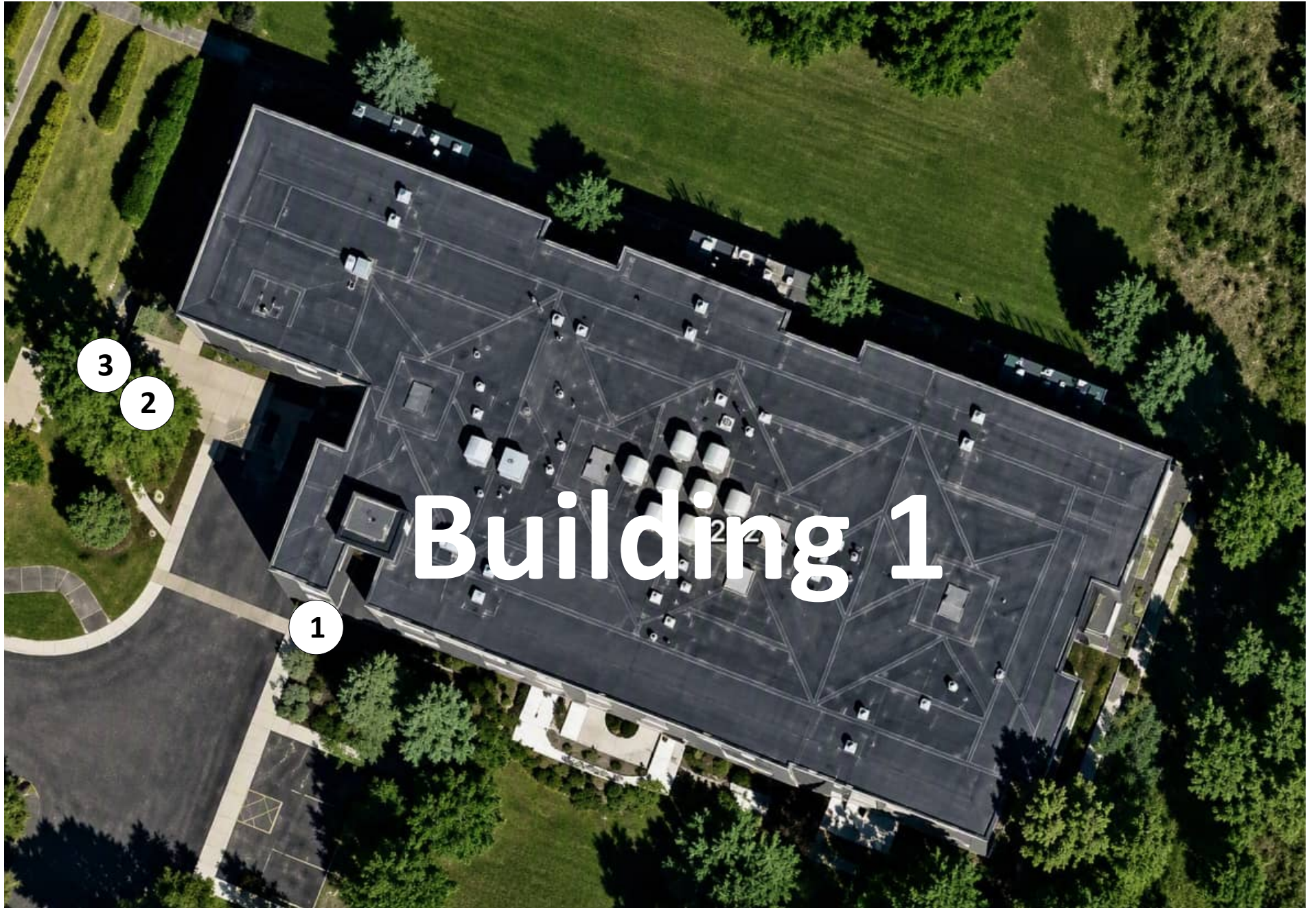
In addition to the schematic which has been prepared to assist owners in understanding the scope of the work, TreeLine also tagged most trees that will be removed with a red tape. Some but not all of the trees that will be pruned are also tagged with a blue tape. **Please note that the arborists also have a record of what work is to be done, so that removal of a tag will not affect the outcome.**

HOA MEETING MONDAY AUGUST 17 at 5 pm Zoom

The next regularly , scheduled HOA meeting is August 17 at 5 pm via Zoom. Mitigation work will be an agenda item. We expect to have TreeLine's arborist at the meeting where he will make a short presentation on the work and likely time table.

This agenda topic is informational. We welcome your questions. **However, please remember that the specific work to be done is on Common Area landscaping and is based on Fire Department standards and recommendations and cannot be modified by individual unit owners**

Park Modern Landscape Committee





B1-1 –remove evergreen



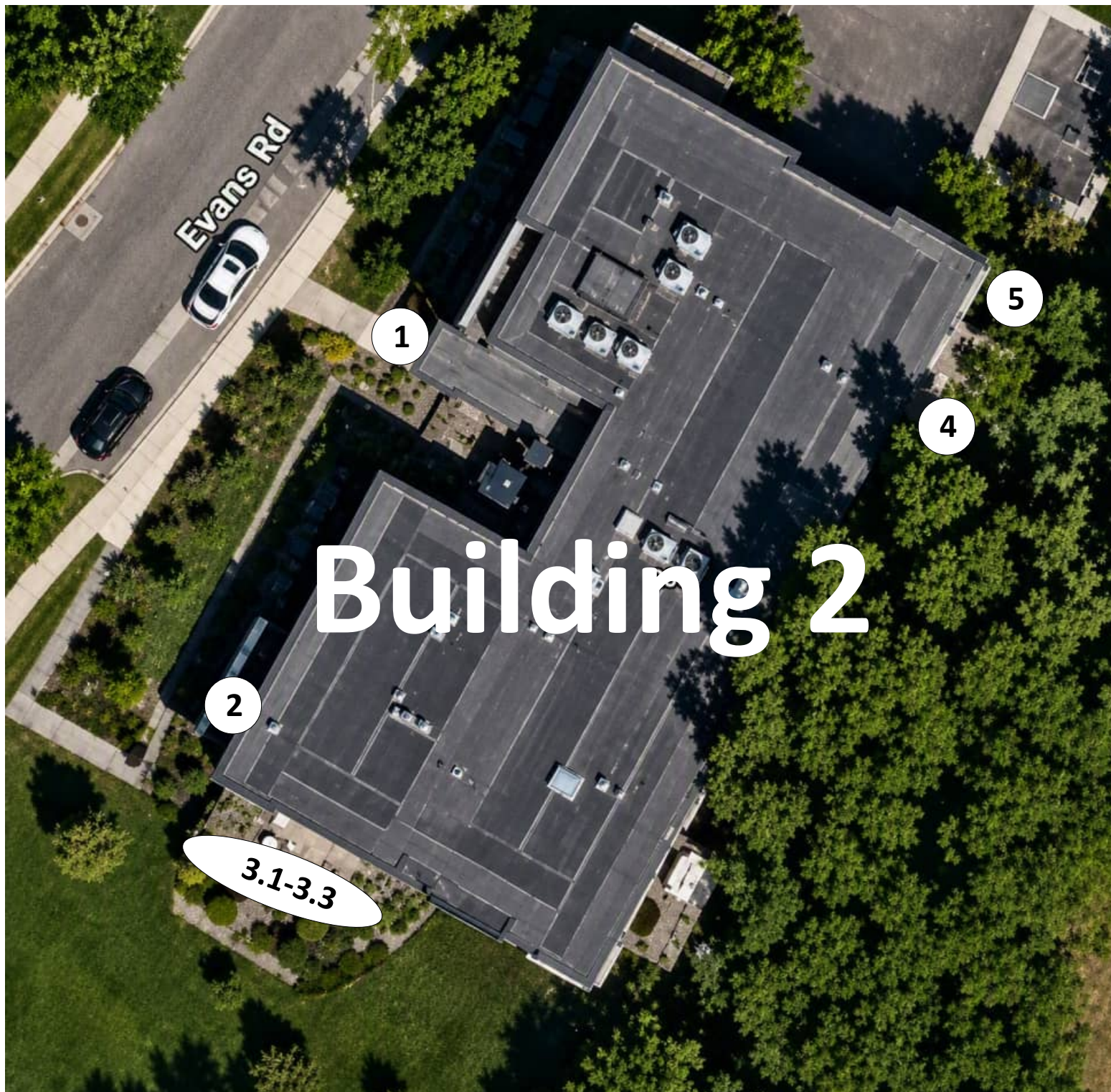
B1 –1 –remove Ground Junipers



B1-2—remove Ground Junipers



B1-3 —remove Ground Junipers





B2 -1 –remove Ground Junipers



B2-2 –remove evergreen



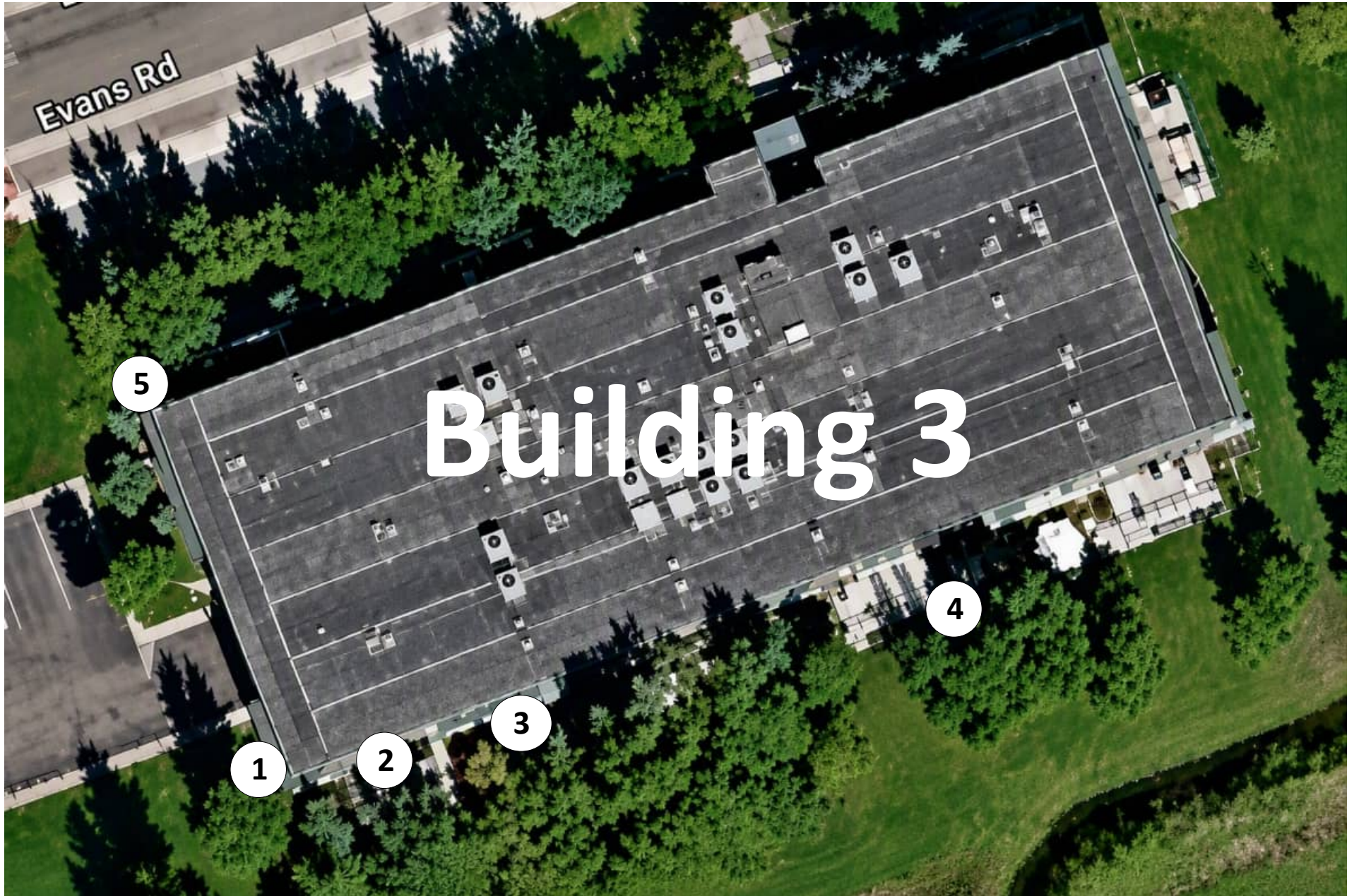
B2 -3.1 to 3.2 –remove Ground Junipers



B2-4—remove Ground Junipers

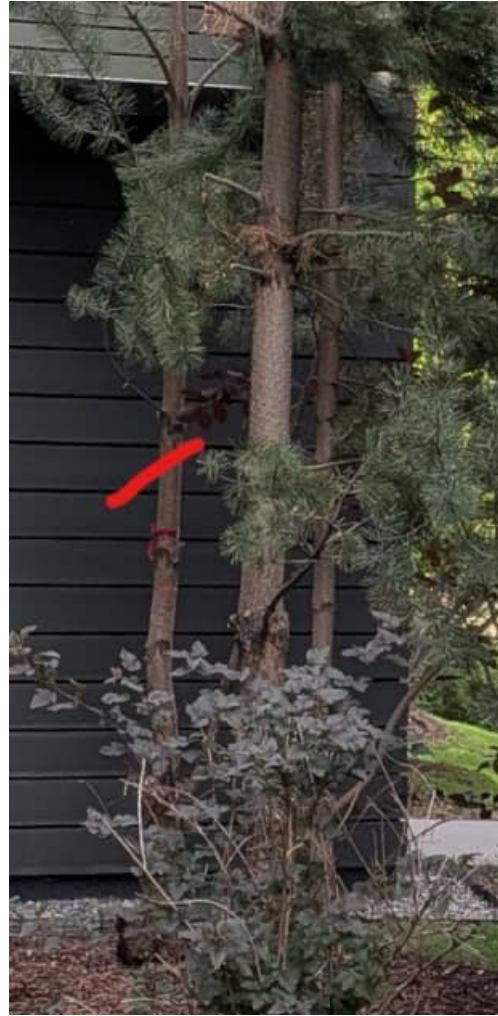


B2-5 —remove evergreen





B3-1 –remove Ground Junipers



B3-2 –remove evergreen



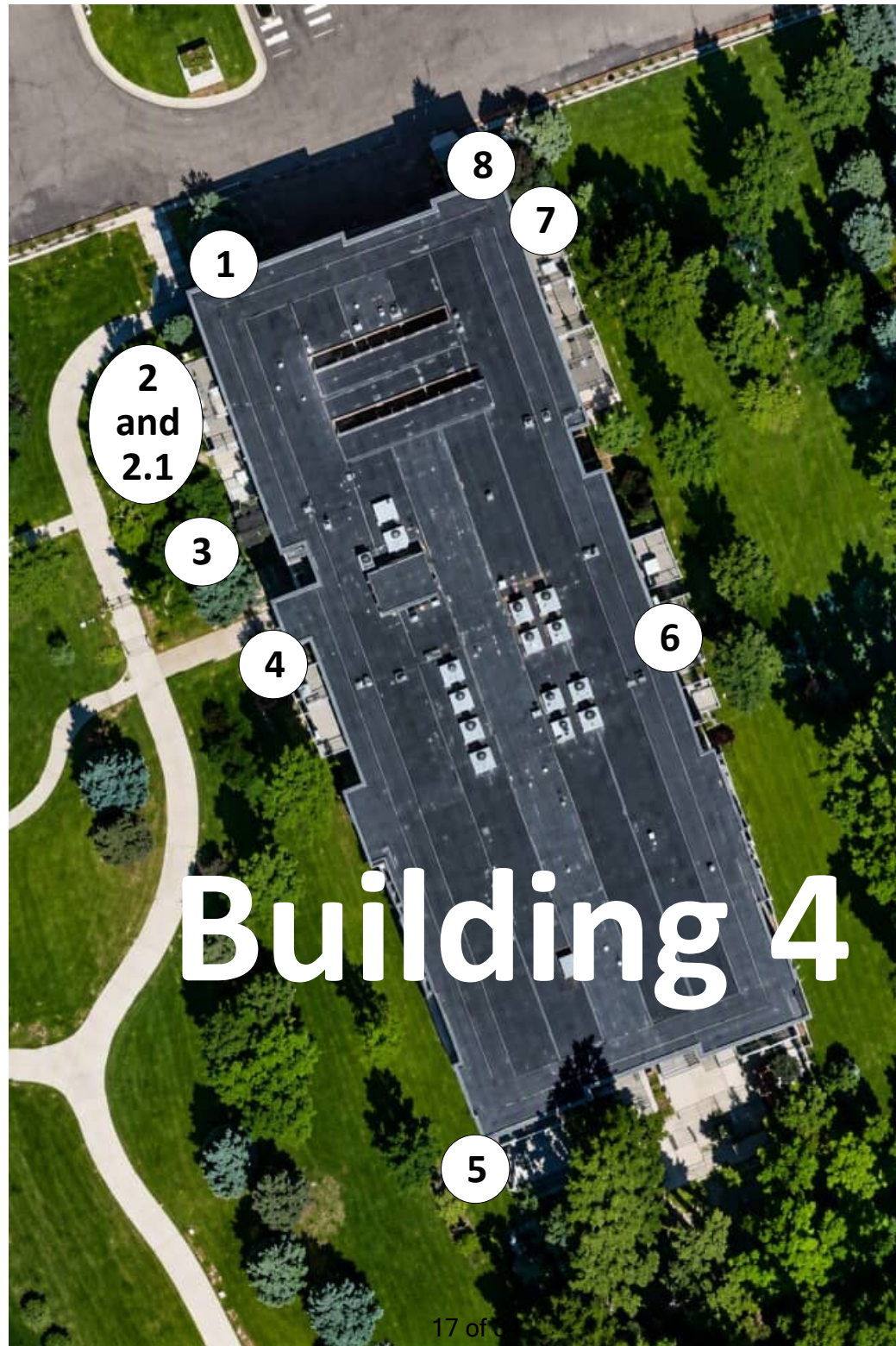
B3-2 –remove evergreen



B3-4 –remove evergreen



B3-5—remove Ground Junipers





B4-1 –remove Ground Junipers
and evergreen



B4-2 –remove evergreens



B4-2.1 –remove evergreens



B4-3—remove Ground Junipers



B4-4 —remove evergreen



B4-5—remove evergreens



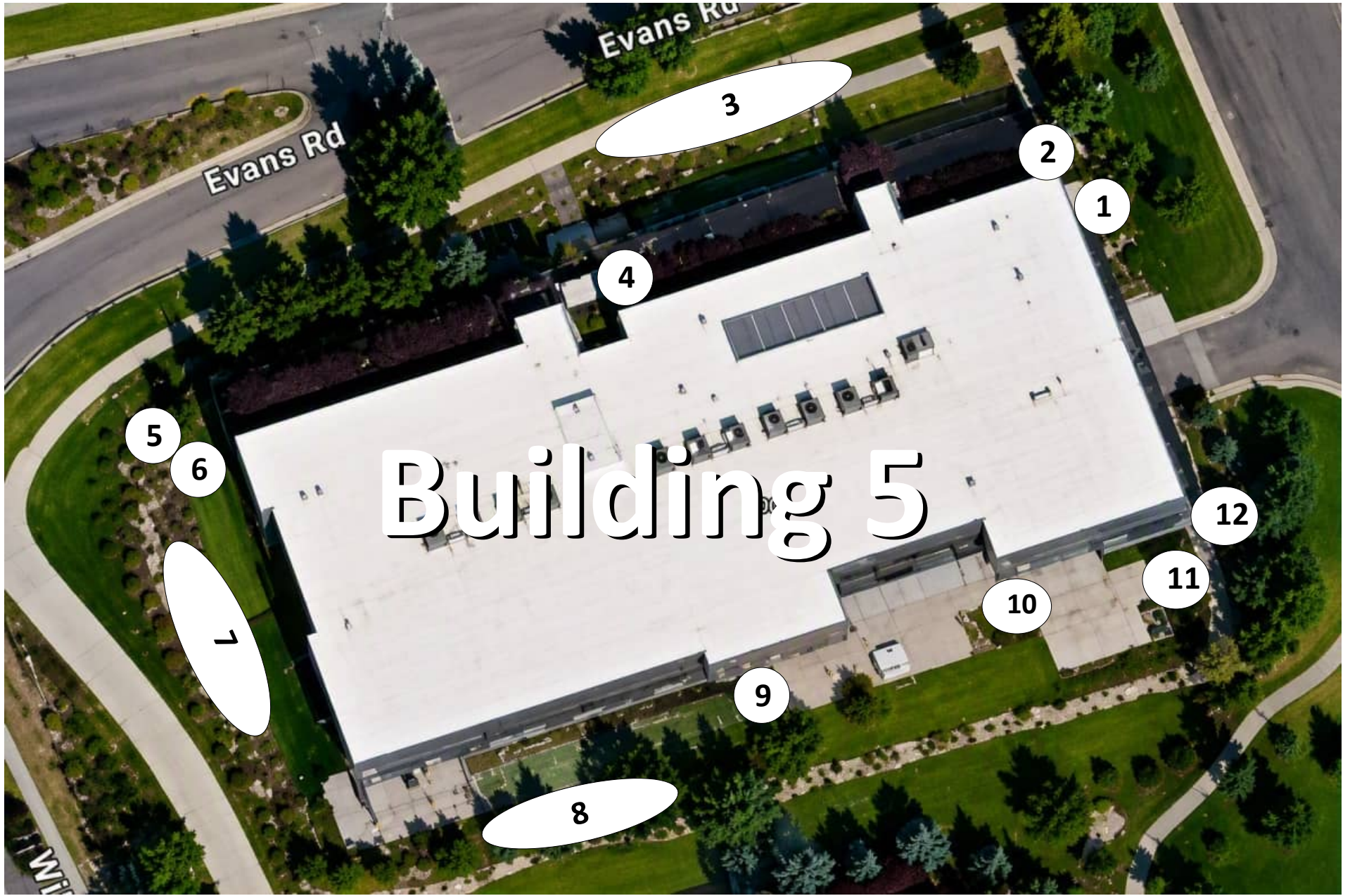
B4-6—remove evergreen



B4-7—remove evergreen



B4-8—remove Ground Junipers





B5-1—remove Ground Junipers



B5-2—remove corner evergreen and Ground Junipers



B5-3—Thin out every other evergreen



B5-4—remove evergreen



B5-5— remove ground junipers along wall



B5-6—remove evergreen



B5-7— remove ground junipers along wall



B5-8— remove ground junipers along wall

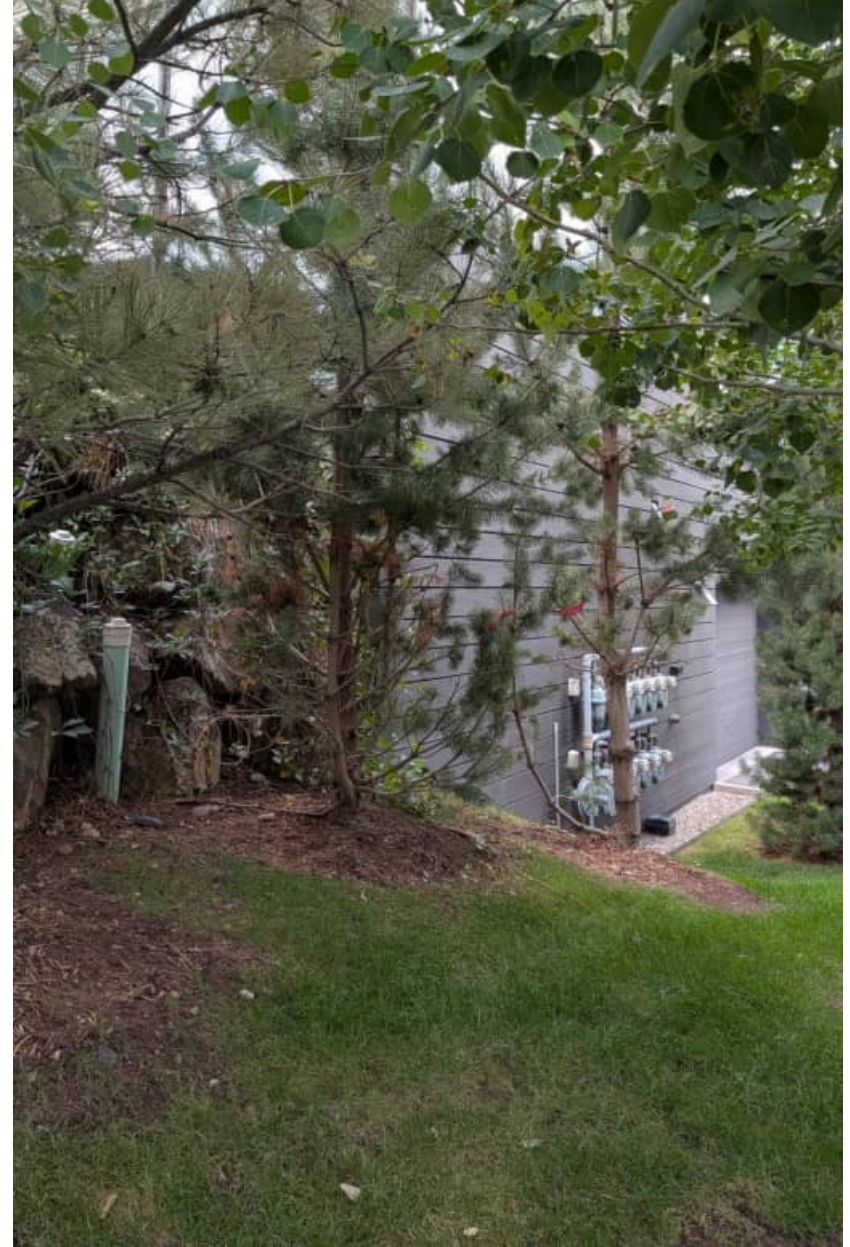
B5-9—remove evergreen



B5-10—remove evergreen

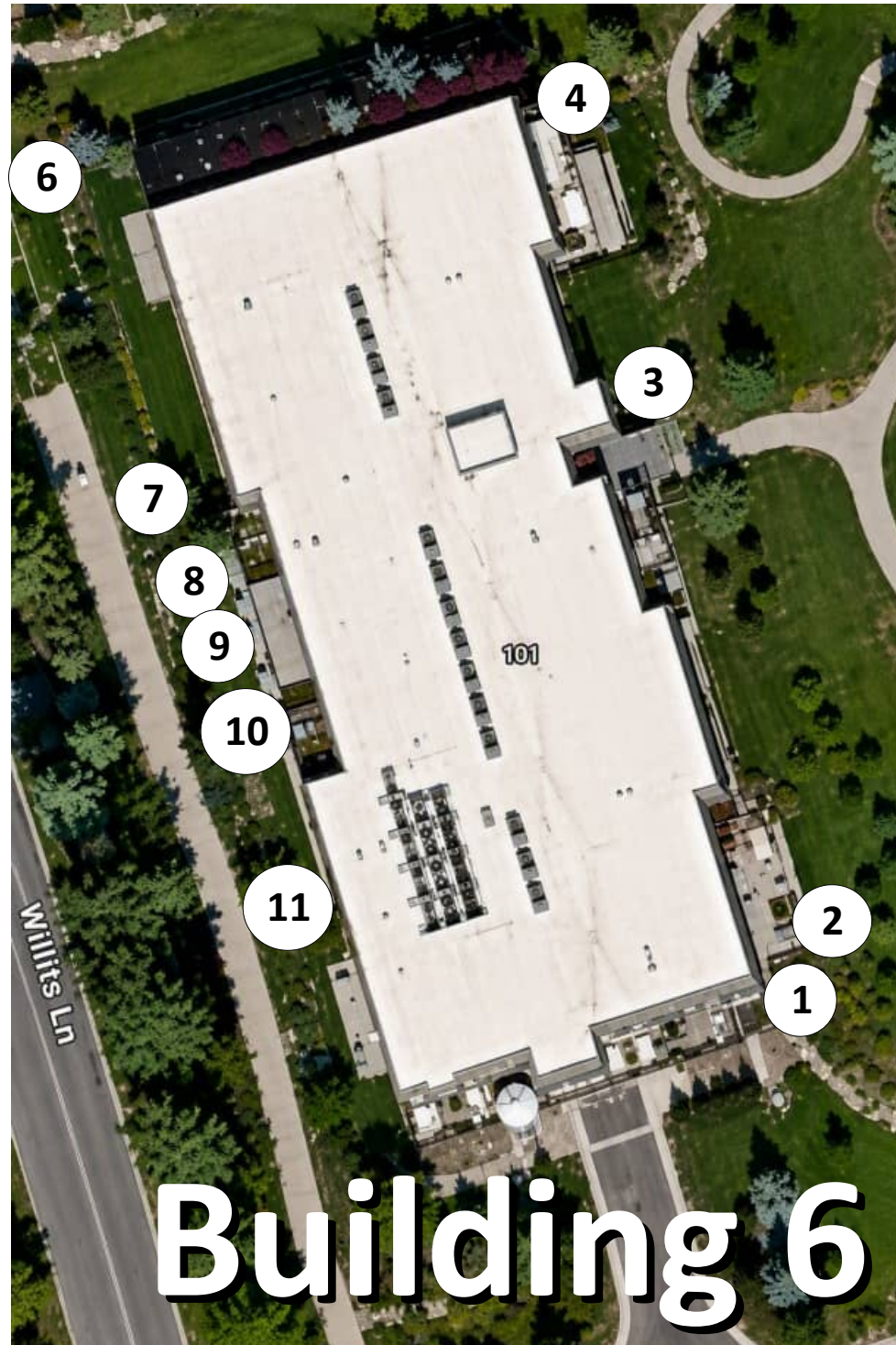


B5- –remove evergreen bush



B5- –remove evergreens

Note: There is no #5





B6-1 –remove Ground Junipers



B6-2 –remove evergreens



B6-3 –remove evergreen

Note: There is no #5



B6-4 –remove evergreen



B6-6 –remove Ground Junipers



B6-7 – thin out evergreen—remove every other one



B6-8 –remove Ground Junipers



B6-9 –remove Ground Junipers & evergreen



B6-10 –remove evergreen



B6-11 –remove evergreen



4

1

2

3

103

Building 7



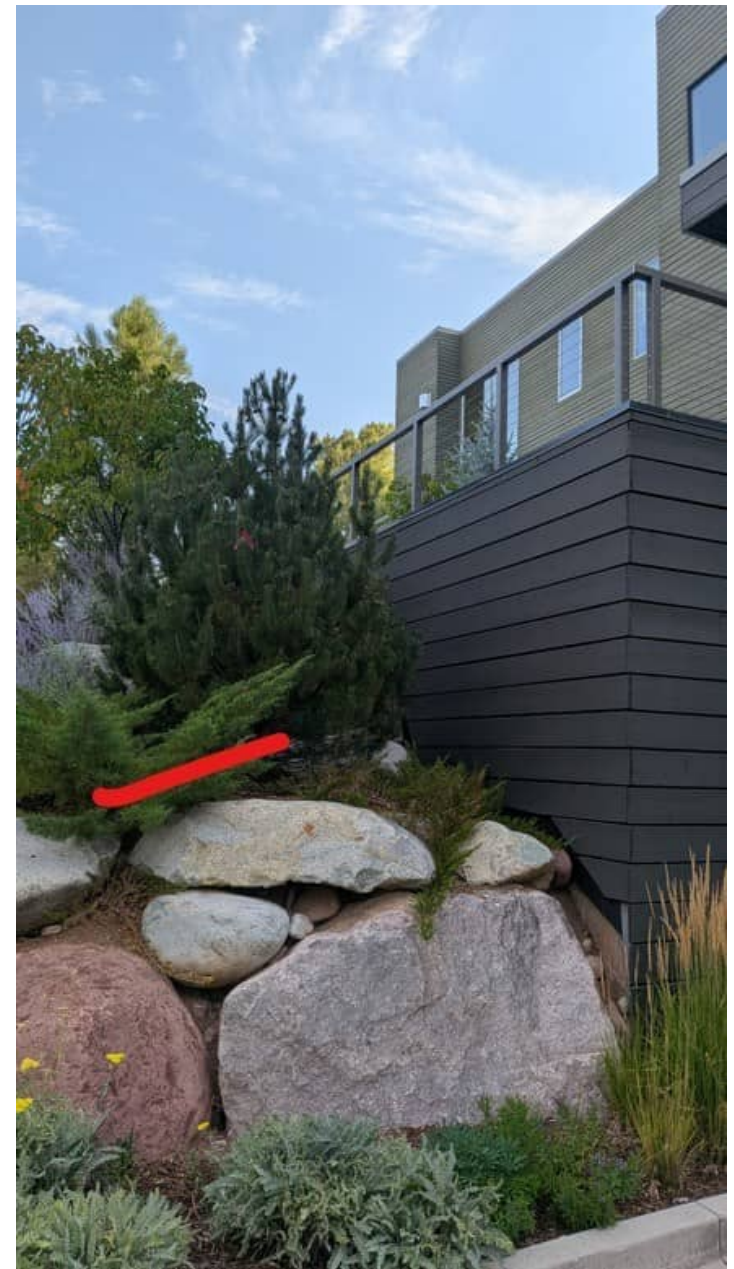
B7-1 –remove evergreen



B7-2 –remove evergreen



B7-3 –remove evergreen



B7-4 –remove Ground Junipers

CONDOMINIUM DECLARATION
FOR
PARK MODERN CONDOMINIUMS
Basalt, Colorado

Article XII
USE RESTRICTIONS

Section 12.07 Use of Parking Facilities.

The below-grade parking facilities, including all parking spaces and all Parking Space Units shall be used for the parking of currently licensed operable vehicles only. No storage, other than vehicles, is permitted in a Parking Space Unit. Except where the criteria set forth in C.R.S. 38-33.3-106.5 applies, no oversize vehicles (vehicles with a height in excess of 7 1/2 feet (inclusive of roof mounted racks and accessories), a width in excess of 6 1/2 feet or a length in excess of 19 feet) shall be parked or permitted within the parking facilities.

Building 1 Carpet Samples

