



PARKSHORE CONDOMINIUMS

Meeting summary/minutes for Parkshore Meeting (06/26/2025)

Quick recap

The Juneau Parkshore Board held a meeting to discuss financial status, property maintenance, and resident concerns. The board addressed various issues including trash service costs, vegetation removal plans, and ongoing improvement projects while emphasizing the need for transparency in decision-making. Discussions also covered critical maintenance needs, landscaping improvements, and the board's relationship with property management, with a focus on balancing resident input with financial constraints.

Summary

Juneau Parkshore Board Meeting

The Juneau Parkshore Board held a board meeting on June 26, 2025, via Zoom. Joan Wilkerson, the president, and Brenda Knapp, the secretary, welcomed attendees and confirmed the presence of all board members, including Treasurer PJ Bauer. Christopher was tasked with tracking attendees and their units, which caused some initial confusion. The meeting began with a request for all participants to mute their microphones when not speaking to avoid background noise.

Property Financial Status Overview

Christopher presented the financial status of the property, highlighting a cash balance of \$584,421 and a net operating income of \$120,000. He explained that some transactions and categories may be adjusted, and owners can request detailed ledger information from him via email if needed. John Keel inquired about the breakdown of cleaning and maintenance expenses, particularly the distinction between emergency repairs and general maintenance, which Christopher clarified would be reclassified and explained further upon request.

Trash Service Cost Management Discussion

The board discussed concerns about trash service costs, with John expressing frustration about the \$18,000 annual expense of twice-weekly pickups. Joan explained that the twice-weekly service was implemented after residents repeatedly filled dumpsters to overflowing, causing environmental issues and extra cleanup costs. The board considered potential solutions including installing cameras, sending reminders, or reducing pickups to once weekly during non-holiday periods, though Christopher noted that previous reminders had not changed resident behavior and additional pickups remained the most cost-effective solution.

Property Maintenance and Improvement Updates

Christopher provided updates on various property maintenance and improvement projects. He explained that while some landscape work is being delayed due to uncertainty about the city's F Street restoration project, plans are moving forward for entry sign repairs and new security fencing along F Street. Christopher also discussed upcoming projects including garden window installations, speed bump repainting, and entryway renovations, with the latter expected to begin in 2-3 weeks. Joan shared positive feedback about the recent spring cleanup, which included hiring

a trailer service for oversized waste removal, and John expressed appreciation for the effort while noting he missed this year's cleanup due to medical appointments in Seattle.

Vegetation Removal and Landscaping Plan

Christopher explained that the proposed vegetation removal near buildings is part of a long-term plan to improve landscaping and safety, not an immediate action. He clarified that the process will take several years due to funding and staffing constraints, and additional information about replacement plans will be shared. Brenda added that the project aims to address health and safety issues, tripping hazards, and emergency access, while also considering long-term maintenance and uniformity across entryways. They emphasized that decisions are still in progress, and input from homeowners like John will be considered in future planning.

Board Transparency and Meeting Frequency

The board discussed resident concerns about lack of transparency in decision-making, particularly regarding vegetation removal plans. Joan explained that while the board only needs to hold two public meetings per year, they actually meet regularly to discuss projects with their property manager JPR, who handles day-to-day operations. The board agreed to hold periodic additional meetings when significant decisions are being made, and Joan emphasized that while they will maintain transparency, they cannot hold monthly meetings due to the transition to a property manager model.

Property Maintenance and Waste Concerns

The board discussed several property maintenance issues, including building siding work for A, G, and E buildings, with Christopher confirming only two buildings would be completed this year. Barbara raised concerns about the recent storage cleanup and garbage removal, expressing disappointment with the waste generated and questioning the cost-effectiveness of the twice-weekly dumpster service. Christopher agreed to share the Stellar report with owners, though requested they limit email inquiries due to current workload, and noted that while an engineering review of the Egan Drive retaining wall was in progress, no definitive report had been completed yet.

Roof Repair and Liability Concerns

The board discussed a critical roof situation where contractors are unwilling to perform repairs due to liability concerns, only offering complete roof replacement. Christopher explained that while there is currently no water infiltration into units, a leak in the carport is concerning, and the board will continue exploring solutions. Terri raised questions about the relationship between the board and TPR's role in contractor management, leading to a clarification from Joan that the board retains an engineer to prioritize safety improvements and make policy decisions.

Building Entryway Maintenance Discussion

Joan and Brenda discussed the condition of entryways and stairways in their buildings, noting issues such as buckling, missing railings, and overgrown rhododendron roots. They observed that while some entryways were well-maintained, others were neglected, leading to a lack of uniformity. Brenda emphasized the need for a staged approach to repairs and replacements, considering contractor availability and the need for backup plantings. They agreed that while uniformity in basic plantings was desirable, individual buildings could add their own touches after the initial improvements.

Landscaping Budget and Maintenance Discussion

The board meeting covered several topics, including a discussion about a home inspection report from Stellar, which was clarified to be a non-engineer's report. Bobby Lee suggested a monthly composting service for plant-based waste, and there was a suggestion to replace cypress trees in common areas with Alaska evergreen shrubs. Esther raised concerns about landscaping maintenance, particularly regarding unkept areas around carports and sidewalks, which Christopher addressed by explaining budget constraints and ongoing efforts to improve landscaping. Christopher emphasized the need for increased funding to expand the landscaping budget and hire additional staff for better maintenance. The board agreed to continue gathering owner input while working within financial limitations.