

Home Improvement Meeting Notes

October 20, 2025

Present: Kent Brave, Will Oren, Becky Rossof, Betty Terry-Lundy, Michael Parrie (board liaison), and Tim Patricio (property manager)

Guests: Rob Lasko and Mel Crum

Agenda

1. Plantings and expectations
 - a. Budget more for next year?
 - b. Yellowstone is big and we have not had a dedicated representative to develop a good plan for us
 - c. The issue is they share a plan, and then plant whatever they want
 - d. Tim said the current representative is hands-on and likes working with her
 - e. Tim said the empty beds on the 2nd floor is to identify areas that are weak and identify perennials for the next season
 - f. Tim said the representative will be happy to meet with us in the future and encouraged us to give them one more season
 - g. Instead of giving us nine plants, we ask that the representative give us recommendations to narrow down
 - h. Will we get better results with the current budget is a question we asked. Tim feels that we have a healthy budget. Tim explained we did not go with the cheapest landscaping company because we wanted a more reputable firm
 - i. Tim said we had similar problems with Brickman and they changed representatives frequently
 - j. Kent suggested we receive a curriculum vitae for any new representative
 - k. Patch Landscaping, Kristy Weber, and Brickman in the past
 - l. Moore was chosen by Park Tower, but then they were immediately bought out by Yellowstone
 - m. The contract is 3 years but we have an out of the contract; Tim said we are in year 2 of 3 years, so it will be expiring next spring
 - n. Annual contracts have less budget certainty versus 3-year contracts
 - o. We discussed getting a plan from the representative for each year for continuity sake (and if the representative is replaced with someone new)
 - p. Kent shared the concern that the prior representatives are very dismissive of us, telling us what we are going to do, instead of collaborating.
 - q. Tim will talk to the general manager about our concerns when he discusses renewal
 - r. Tim said we can interview other landscaping contractors and the commission can meet with them in addition to Tim; this will give us leverage and perhaps Yellowstone will not take us for granted and be more competitive
 - s. Tim said he has an old RFP he could format and we could arrange for them to be due in four weeks when we have our next meeting

- t. Tim suggests we look at least other two company, with three total (including current company); this may be Patch, Kristy Weber, Clarence Davis (does 5445 N Sheridan, but we are not overly impressed with their work that is repetitive and they ignore fungus-invested crab apple trees)
 - u. If we want to give Tim any additional names, he needs to give it within a week
- 2. Winter planting décor
 - a. We recommend silver and red (candy cane with dogwood)
 - b. Kent recommends similar color palettes for inside and outside
- 3. 2nd Floor Deck Furniture
 - a. Instructions/review
 - b. Looks beautiful
 - c. The fire pit may be out of gas because some people say it is out of order
 - d. For next spring, perhaps do something about this area overlooking the garbage cans at the Breakers; perhaps a screening can be put up along the fence to cut out the noise and sight; perhaps 6-foot glass panels on the south end (do frosted on the south end facing the Breakers) – a benefit is it may help with the landscaping and the wind
 - e. Will said he doesn't think the timer is working on the fire pit (it doesn't turn off after 30 min)
 - f. The string lights don't come on at dusk, but at a specific time
 - g. Tim said the furniture gives us a big bang for our buck as people like the ambiance and a positive perception of the building
 - h. Tim will put into the budget another fire pit and L shape chairs; location to be determined on 2nd floor deck
 - i. The covers come in for the winter but the frames are tucked against the building in the winter
- 4. Elevators
 - a. Dim the lights?
 - b. Tim said there is a dimmer set at 50% right now
 - c. Tim said only a couple of people have complained, so we discussed how we cannot please everyone and a majority of people like the elevators
 - d. We could have the lights dimmed on the next service call so we don't have to pay extra money
 - e. We noticed the floors of the elevator are darker where people step and the edges are lighter
 - f. There is a concern about the door on elevators #3 and #4 having black stuff on it and streaks up and down by the button panel
 - g. The colors of the elevator door on the first floor are a concern, with the orange marble, grey carpet, and maroon elevator sliding door; Mel suggests gray elevator sliding doors
 - h. There is a concern about the brown color of the elevator sliding doors in the 1st floor service area

Next Meeting: Monday, November 17, 2025 at 6 pm in the party room