

Lanai Condominium Association
HOA Meeting – July 21, 2022
By Zoom and in person

Meeting called to order. Board members in attendance: Gary Jugert, Toby Clark, Chrisann Steurer, Matthew Lea, Sandi Smith.

Minutes: Meeting minutes from June 2022 were reviewed and approved.

Board member transition: Gary Jugert, rejoined board. Chrisann Streurer departed the board. Elle Walters (in attendance) and Bill Loper (not in attendance) joined the board as new members.

Treasurer's report: Toby explained that the financials are still not ready to review as CAP continues to struggle to zero out the balance. Toby will address with CAP so that we can transition to new management. Summary – account opened with approximately \$249K and \$275K in reserves. Several expenses hit this month resulting in about \$59K off for year-to-date budget, primarily due to new security cameras, door replacements and plumbing repairs/maintenance. This was absorbed by the \$249K miscellaneous income.

HOA meeting frequency: Discussion to move HOA meetings from monthly to every other month. This topic was opened to residential forum for consideration.

Pool/Garden: Big thanks to Robert Dennis for managing the flowers and watering effort to make our home beautiful! Discussion on pool hours (confirmed as 7am to 11pm). Chrisann mentioned need to complete the pool sign with hours and other information.

New Management: Beginning August 1, Lanai Condominium will transition from CAP Management to Associa Colorado. Tyleen Ortiz, director, and Alyssa McGlothlin, Manager, were in attendance to introduce themselves to board and homeowners.

Work Order Notification: Suggestion by homeowner to implement work notice postings on outside of homeowner's door to acknowledge work has been reviewed and approved by HOA and Associa. Idea well received. Associa agreed to participate with Board in defining and managing this process.

Contractors: Request from homeowners for list of Board approved contractors. While there is a list of contractors frequently used in building that are familiar with the Lanai, these are NOT board approved contractors. General list will be shared.

Maintenance: Reports that elevator is sticking on the 2nd floor, possibly due to dirt build up in grooves. Also issue with south garage door sticking.

Homeowner meeting adjourned.