

Lanai Condominium Association
HOA Meeting – Jan 19, 2023, 7 pm
Zoom and in person

Meeting called to order. Board members in attendance: Gary Jugert, Toby Clark, Matthew Lea, Elle Walters, Carol Mills and Maddie Casey.

Minutes: Meeting minutes from November 2022 were posted to the website.

Documents/Websites: all documents, minutes, budget info, forms, etc. to be posted at Lanaicondomium.com

Treasurer's Report: July through Nov 2022 monthlies have been posted to the website, though they have not yet been reviewed by the board. Awaiting December, hopefully by Jan 25. Associa had been delayed in taking action on corrections and Board is trying to work with Associa to get this resolved. Approximately \$610,000 balance in various accounts, though this will drop after insurance bills are paid.

Associa HOA Updates: Alyssa updates.

- Colbey was promoted and now working at new location. New maintenance manager is Shawn. He has been working on bids for the lobby and addressing multiple leaks.
- Snow removal company has not been clearing North and South garage entries during the most recent snowstorms. Alyssa will reach out to them to address this.
- DoorKing – DoorKing issues resolved. Denise has been updating system with new tenant information. Check with her if not already entered.
- Plumber on site to address leak in 309. Determined leak was in wall by shower in 209. Recommendation from Lenny to check inspection hole in 209. There's been frustration with plumbers keeping appointments and communicating plan. Alyssa to follow-up with plumber on next steps.
- 1001/Richard exterior leak previously reported that still needs to be addressed. Alyssa will have Shawn check it out.
- Welder out next week for pole in back.

Social Spaces Group Updates:

- We had a fun December social gathering to celebrate holidays
- Plan to schedule meeting in early Feb to schedule events and to oversee public spaces.
- Contact Chad/Gary if you'd like to join the Social Spaces group
- Robert will reengage the green thumb group in March. Lots of bulbs were planted last year that should be coming up in the Spring. Need work on side yard – reseed and weed. One sprinkler leak identified that will be addressed in spring

Open Forum:

Owner's Manual – updated and posted. Encourage owners to read through and send any comments or feedback. New owner's manual approved by Board.

Bicycle Room – working to get designs to convert to fire-safe trash room.

A/C system – about \$500K, need to get design drawings and have those approved by city. New system will alleviate high temps in summer, provide redundancy, and run quieter.

Parking lot and garage to be restriped. Reseal parking lot.

Lobby – received bids and will begin process to review and get process moving. Includes laundry, package closet, lighting.

Security camera – Instances where the security cameras were intentionally covered up in Ohana room. Residents are identified and will begin fining going forward.

Rental Cap – discuss reducing cap from 25% to 20%. Currently at 19. Open discussion: concern with renters not taking care of building, good rental policy in place to hold tenants accountable. Often issue is with owners, not renters. Owner should have local contact in Denver County – may no longer be required by county. Question of how to enforce policies such as living in unit minimum of 1 year. Concern of the more renters, the more crime. If you see violations, please report immediately to Associa and Board. Owners more invested in maintaining the building and respecting guidelines.

Request to have Associa maintenance wear identifiable badge or shirt. Alyssa will communicate with Shawn and also with external vendors.

Smoking in the building – issue in common areas internally. More common in winter. Need to identify who. If you do identify residents, please report to Associa and Board. Request to consider making building non-smoking. Attempted in 2015, but did not win vote (require 2/3 majority). Main point of contention was with limiting private balconies smoking.

Fitness Center – not getting cleaned and serviced regularly. Alyssa to confirm fitness center being addressed by maintenance.

Construction allowed – 8-6 Monday through Saturday

Leaks – all current known leaks identified - laundry room and individual units

Meeting adjourned at 7:56PM.