

**Lanai Condominium Association**  
**HOA Meeting - March 16, 2023, 7pm**  
**Zoom and in-person**

**Meeting called to order.** Board members in attendance: Gary Jugert, Toby Clark, Maddie Casey.

**Board Election:** There are two board positions opening in May. Matthew Lea (Vice President) and Toby Clark (Treasurer) will be up to vote in May.

**Minutes:** Meeting minutes from January are on the website for folks to access, but the board could not vote to approve because there were not enough members present to form a quorum.

**Treasurer's Report:** We have financials through the end of 2022 fully corrected and posted to the HOA website. Toby did a brief, large-level overview to catch attendees up to speed but recommends looking on the website for any detailed numbers. Toby recommended that we approve all the newly completed financials through the end of 2022, but the board will need to wait until there's a quorum present to approve.

**Some key takeaways/figures related to our end of year finances:**

- we ended the year with \$256,294.36 in our operating fund, and \$341,740.14 in our reserves.
- There was one extenuating circumstance that cannot be discussed that caused our income to appear inflated. This was a one-time thing.
- Insurance: We were \$13,000 over our budgeted costs last year. This is due to the increase in insurance rates across the industry. We have spoken with our insurance agent, and we do not believe there's a way to lower the costs.
- Utilities: These costs were also significantly higher due to changes in Xcel Energy and Comcast, and the board has made changes to the 2023 budget to incorporate these new rates and keep us better in line with our budget in 2023.

As of end of February 2023, our operating fund has dropped significantly to \$192,717.62 to reflect that we paid the entire year's worth of insurance in advance. At the end of February, the Reserves fund was at \$371,373.46. Remaining outstanding financial reports that require correction by Associa are: January 2022 and February 2022. Once they're fixed, we will post on the website to review.

**Associa HOA Updates:**

- The lobby is basically done. There's a bit of paint touch-up and one light to be fixed.
- The package closet is also now finished & ready to use (thank you Sean & Social Spaces committee!)
- There is an issue with the fire panel which led to the beeping. Multiple companies have confirmed that it's working fine, so no worries there. The HOA does plan to replace it but are postponing until it's necessary since it's a significant cost.

- We had a second architectural team out to do a proposal to convert the bike room to a fire-safe trash room.
- Our site technician (Sean) has expressed concern about odd...happenings occurring in the back parking lot that have led to cars being stolen. **Please lock up and don't leave items in your vehicles.**
- Robert said that lights on the upper level, outer patio are all out.
- We have a proposal in for fitness room quarterly maintenance which the board will approve.
- Additional future projects include:
  - HVAC prep for the season
  - Getting the back parking lots & garage sealed, coated, and re-painted
  - Getting the pool prepped & opened for the season
  - Getting a new lawn team in place.

#### Social Spaces Updates:

- There will be a “Cap Hill Spring Clean” organized by Paul from the 8th floor and some local businesses. Taking place 01 April 9 am – 12 pm noon. BYO gloves, garbage bags, etc.
- Our first social event of the summer will be in June. To help plan, contact Chad.
- LOBBY DECOR: now that construction is done, next steps are decor and furniture. The Social Spaces committee has chosen to do a 50's theme as a tribute to the building's birthday in 1957.
- If you'd like to share opinions/help make choices, please attend the next Social Space meeting.
- Meeting Date: March 27th at 7pm in the Ohana Room.
- Please do your part to help use the new package closet AND maintain it.
- HALLWAY CARPETING: We're getting bids to replace the hallway carpets. Our primary focus is the 4th floor to handle the stain outside the elevator.

Gary says a massive “thank you!” to the Social Spaces team on behalf of all of us for all that they do.

#### Green Thumbs Report:

- Robert is starting to prep for spring/summer and get materials.
- He will not plant anything prior to June 1 to avoid any late frosts.
- He will be fertilizing bushes around the building and putting up fencing so please make sure your dogs avoid those spaces.
- When ready, Robert will start a schedule where people can sign up to help with watering.

### President's Report:

- **The bicycle room** is being converted to a trash room to meet requirements from the Fire Marshall & City. This will be an expensive & lengthy process.
- **HVAC:** We will need to replace our HVAC system in the near future. Just to get the drawings alone will cost approx. \$25,000, so this full project's completion will be expensive (upwards of \$500,000) when all is said and done.
  - The engineer we're working with has said to expect it to take at least one full summer, if not TWO full summers (and one full year) to completely switch the system over. We are being proactive to space this out with other large projects to do our best to get it completed while avoiding a special assessment.

### Other upcoming projects include:

- striping and sealing the parking lot and garage
- we're getting a bid to replace the carpet on the residential floors (not 12th floor).
- we do need to repaint the exterior of the building at some point. This is not currently on the short-term plan, but something we're planning for in the future.
- Fire Panel: replacing this will be a large expense as we'll need to replace the entire system. Estimates are around \$114,000.

### Owner's Open Forum:

- **DOGS:** If you hear a dog barking for more than 5 minutes, please report it by entering it in Town Square. The more you report, the better we can track things down and help solve this ongoing issue.
- **TOWING:** Alyssa has updated our contract with Wyatt's Towing so we can have authorized towers or have a password owners can use when calling to report a car. This would only be for someone who is parked in YOUR spot.
  - For guest spots, you must give a full 48hrs notice to the vehicle to move before they can be towed.
  - Denise will also order a new set of parking passes since so many owners do not have them.
- Once the new parking passes are received, owners should give guests their hang tabs, and include a sticky note with their Unit # and a phone number on it.
- Al asked what types of accounts we keep our money in, and if they're safe due to the recent bank failures. Alyssa said we currently use Alliance Bank and have additional insurance that guarantees our funds above the FDIC insured \$250,000 coverage.
- Al also asked about the rental cap. Gary said the board will likely push the cap back to 20%.
- The board will be voting to approve a new fine for covering security cameras in the building after two incidents in the Ohana Room.
- Enrique mentioned that the motion detection lights are going off when it's still daylight now due to the time change. Lenny said he would adjust it.

- Sue asked how to recommend areas of the building that need a deep cleaning that are missed (examples: the stairwell landings, corners of the garage, the front tile outside the building). Anything like this should be submitted as a request in Town Square.
- Paper Towels in the laundry room - who's in charge? The cleaning company is meant to restock them for us, but also management can handle. If we run out, submit it on Town Square and Denise or Sean will handle.