

**Lanai Condominium Association**  
**HOA Meeting - May 18, 2023, 7pm**  
**Zoom and in-person**

**Meeting called to order.** Board members in attendance: Gary Jugert, Toby Clark, Matthew Lea, Elle Walters

**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:** Minutes from January and March Meeting minutes approved.

**Treasurer's Report:** Caught up on financials through April. Approximately \$399K in reserves. In good shape in most categories. Item 6695 – primarily lobby repairs due to flood damage, \$30K expense. YTD variance just over \$6,500. Full details available on Lanai website. Vote to approve financials going back to Nov 2022 through April 2023. Motion passed, vote approved.

**Air conditioning project discussion:** Significant HVAC expenses over years to maintain old system. Bids being received to update system. Unlikely to update this year due to supply chain issues. Targeting, 2024/25 for AC system update.

**Associa HOA Updates:**

- New lawncare company hired and sidewalk lawn on 8<sup>th</sup> Ave. supported for ongoing maintenance. Replacing sod as needed. Question asked about pesticides used for weeds.
- Pool opening and maintenance in progress. Pool is due to open on or about May 19, lounges by Tuesday, May 23. Pool maintenance company recommends new pool cover for winter.
- AC turn on scheduled for Tuesday, May 23. Will result in hot water turned off for a few hours during the transition.
- Energize Denver – new initiative requiring buildings of certain size to be more efficient. Letters circulated via mail. Not expected to roll out until 2030. Our building is currently on target with most goals except for current AC system that we plan to replace.
- Question about how to shut off water in unit. Homeowners may request water shutoff to Associa for plumbing repairs. Water is shut off by “stack” (vertically all units ending in the same last 2 digits). Associa will send out notification to the impacted stack in advance. Recommendation for homeowners to have plumbers check internal valves and update as needed.
- Circuit breakers are located on even numbered floors in closets next to unit near elevator. All circuit breakers replaced in 2018.
- Xcel have communicated intent to replace meters in June (on or near 6/13).

**Social Spaces Group:**

- Furniture set up on rooftop and pool to be managed by Shawn.
- First seasonal social gathering scheduled for Tuesday June 27, on Roof/Ohana room pending weather. More details to be posted.
- Awaiting bids for carpet replacements for floors 3-11.
- Additional lobby furniture and décor updates are being considered.
- All residents are welcomed to join Social Spaces Group to participate in planning and preparations for events and shared space decor. Please reach out to Gary or Toby if you are interested in joining.

**Voting approvals:** (carried over from last meeting that did not have quorum for approvals). The following items were reviewed, motioned and approved.

- Fining tenants who tamper with security cameras.
- Rental cap discussion to approve returning rental cap from 25% to 20%. All residents must live in unit at least 1 year before request to rent (requires board approval). 1<sup>st</sup> floor unit (currently rented by HOA) is not included in 100 units. Have not exceeded 20% for many years.
- Bid selection for converting bicycle/storage room to fireproof trash room that meets fire safety requirements. \$13,500 for engineering bid. Martin & Martin.
- HVAC engineering bid to draw plans to replace AC system for approximately \$25K.

**Next meeting request for approvals:**

- Not using balconies for dog waste added to language to owner's manual.

**Homeowner discussion**

- Lithium batteries – request to not allow in building to reduce fire risk. In discussion. Potential to store in updated trash room.
- AC cost – is it expect to be covered by assessment or reserves? Expenses estimated at about \$500K. Not expected to require special assessment, pending final numbers and unexpected expenses. Ongoing increases in HOA fees help to reduce need and/or \$ amount for special assessments on major expenses such as AC and elevator.
- Appreciation to Denise/office for support to new homeowners.
- New homeowner, Sara (unit 303), expressed interest in composting efforts to be considered by the board. Sara also shared appreciation for cheeky HOA minutes from past months. Not sure what Sara could mean by this. ;)
- Al asked question about sending notifications earlier for HOA meetings. Board recommends homeowners mark their calendars for HOA meeting scheduled every other month 3<sup>rd</sup> Thursday at 7pm.

**Green Thumbs Report:**

- Robert is starting to prep for spring/summer and get materials.
- Any interest in supporting Robert, please reach out to HOA board.

**President's Report:**

- Plan to convert bicycle room to a trash room to meet requirements from the Fire Marshall & City. This will be an expensive & lengthy process.
- We will need to replace our HVAC system soon. Expense for engineering drawings is estimated at \$25,000. Full project's completion estimated at \$500,000. Target 2024/25.
- Striping and sealing the parking lot and garage is in plan for this year.