

**Lanai Condominium Association
HOA Meeting – July 20, 2023, 7pm
Zoom and in person**

Bi-Monthly July 2023 Meeting

Meeting called to order by Toby in his new role as president: Board members in attendance: Toby Clark, Gary Jugert, Matthew Lea, Elle Walters, Sandi Smith, Maddie Casey and new board member and treasurer, Jennifer Ravarino Caulson.

Minutes: Minutes from May 2023 approved. All documentation is available to residents at website.

Treasurer's Report: Toby reviewed May financials: \$122K in operating, reserves up to \$440K. Notable expenses on plumbing and lobby repairs and maintenance (\$16K over budget), but overall, only \$7K YTD over budget. June financials: \$140K in operating, with \$455K in reserves. Discussion over recent maintenance expenses for A/C and elevator and if it would be paid out of operating or reserves. Generally, maintenance is paid out of operating. Toby and Jennifer will review to confirm. Motion passed to approve May and June financial report. Vote approved.

Building Update: Overview regarding A/C and elevator outages during July. A/C and elevator should have been replaced many years ago, and so we are dealing with significant maintenance issues. A/C – pressure not holding, finding leaks, additional parts failing. Board communicated daily with Associa, A/C and elevator service teams until issues were resolved. A temporary A/C unit has been installed to keep the mechanical equipment room temperature cool.

Board is considering options for long term replacement. A/C engineering design bid was previously approved and currently in progress. We will gather multiple bids on full system replacement. Estimated range \$350 – 500K.

Elevator bids are not currently in progress. Based on previous evaluations, the eventual elevator replacement is expected to take about 4 months to complete. Timeframe is TBD, however all homeowners should be prepared to plan accordingly. No immediate concern for fire alarm system. Expect to keep A/C running through 2024 summer and replace late 2024/early 2025.

Toby and Jennifer will review financials to determine best approach for payment of major projects out of reserves with hope to avoid or minimize special assessments. Comment that Denver is implementing ongoing efficiency goals. How does elevator replacement impact ADA requirements? Likely that Lanai is grandfathered in.

Received bids for parking lot maintenance. Bids are very expensive (far exceeding \$100K). Looking for revised bids, taking a phased approach and project prioritization into consideration.

The roof was recoated 2 years ago and needs maintenance/recoat. Associa has been challenged with getting new bids because they do not know the product used prior to Associa taking over from CAP. Toby and Gary believe they have this info and will provide to Associa.

We received a draft engineering design/bid for dumpsters to be moved to new location within the parking garage SE corner storage room. Once engineering design is finalized, we can then move forward with bid requests to compete the work. This work will be prioritized with consideration to other large projects (A/C, elevator, roofing, parking). There was discussion about moving the dumpsters outside to reduce costs and rodent issues. This was previously discussed and received opposition due to neighboring buildings with outside dumpsters experiencing increase in homeless people attracted to outside dumpsters, difficulty during the winter months and dumpsters needing to be locked if outside.

Composting rules - City of Denver passed law that multi family building need to provide composting option. Associa is looking into whether this is required for condos (vs. rented apartments).

Green Thumb Report: Appreciation shared with Robert and team for beautiful work to keep the Lanai landscaping looking great. Sadly, Robert is stepping down from this role, though he will help out with future efforts. Please reach out to Robert and/or the Board if you are interested in being involved with the Green Thumb group.

Associa Updates:

- Shawn power washed pool deck. He noticed water going into garage.
- Washer/Dryer discussion. Cleaning company is not in contract to clean washer/dryers. Associa plan to add cleaning products for residents to wipe down (including pulling back the black rubber gasket). Reminder for residents to be more conscientious about cleaning the machines and removing clothes promptly. Detergent pods don't fully dissolve and add to build-up/residue. There are alternatives available (wash sheets that dissolve), better for environment. Some residents have taken photos/video of the filth that is hidden behind the black rubber gaskets. Request to consider adding washer/dryer to cleaning maintenance contract. Another consideration is for Shawn to spend an hour weekly cleaning.
- Issue raised about parking in loading zone. City laws allow parking in loading zones and will not ticket or tow.

Board Approvals:

- Announcement to community of gift to Toby that was approved for his exceptional work, long hours and persistence to get the financials straight over the past 3 years. His time, expertise and efforts were recognized for far exceeding that of a volunteer position. The gift expense will be called out on the next month's financials. The community echoed their appreciation with applause. A modest Toby shared praise with Associa, noting that the past 5 months of financials reflect a vast improvement.
- Bid from AGS to redo awning roof over front entrance. About \$7K – bid needs to be revised to include lighting and gutter replacement.
- Motion approved prohibiting the use of balconies for pet waste. This came about due to an ongoing issue with resident hosing pet waste from balcony onto floors below.
 - Discussion of issue with pets left out on balcony.

- Discussion of birds nesting and/or being fed from balconies. Lanai has maintenance in place to address birds nesting. There are existing rules in place prohibiting feeding birds.
- Maddie – words of wisdom: “If you see something, say something!” Please report issues to Town Sq or in person to Associa (Denise, Shawn).

Open Forum:

- Do we need sign not to allow dogs into pool? Lots of signs up throughout building that are ignored. If you see issues – any issues – homeowners can report or politely ask if the homeowner/renter is aware of rules. There are many new tenants that may not be familiar with all of the rule in our manual. If you report issue, include time so we can review video to identify and address resident issues.
- Approved service animals are not allowed to swim in pool. We can ask for certificate of claimed service animal.
- Unit 708, excessive pounding/noise due to unapproved renovations. Associa has contacted them to cease work. Ongoing issue. Again, if you hear construction and approval is not posted on door, please report.
- Giveaway table – no old electronics, stained clothing. Can also post on Town sq
- Package closet if very full – please check it frequently. There have been recent concerns of theft.
- Appreciation to mail and amazon who have delivered to door during elevator outage
- Cat group – reminder there are residents available to cat sit.
- Are there locking caps on fire hoses? Not needed, they are dry pipes.
- Request to hold off on replacing carpets while we are dealing with excessive expenses due to A/C.
 - Thanks to Sue for cleaning carpet stains on 4th floor herself!
 - Request to have carpets cleaned. Associa to check for options.
- Request to have vents cleaned, at least priced for bid. Associa to check for options.
- Do renters get email notifications? They do not receive them from the Board. Renters can have access to Town sq – but owners need to set them up for emails and access.
- Landlord responsible to give renters manual/rules. Denise does provide package to new renters if Associa is notified.
- Parking lights on all the time - wasteful. Shawn looked at it and couldn't fix. Associa to follow up with an electrician.
- Discussion of using wheelchair for front door, concern of damage. If damage occurs, individuals are accountable.
- General appreciation to Associa for work done over the year.
- Social events coming up?? Chad to schedule Social group meeting to plan for August.
- Outside of construction approval, smaller work (shelves, hanging pictures), don't require approval, but should occur during reasonable hours to limit noise disturbance to neighbors.