

**Lanai Condominium Association**  
**HOA Bi-Monthly Meeting – July 18, 2024 at 7:11pm**  
**Ohana Room and Zoom**

**Meeting called to order by Gary:** Board members in attendance: Gary Jugert, Elle Walters, Paul Bork, Maddie Casey, Matthew Lea (remote), Dan Hodges (remote).

**Associa** – Gina Dear, community manager, and Jack Wheeler, assistant community manager for Lanai were in attendance.

**Minutes:** Minutes from May 2024 were approved via email. All documentation is available to residents on website. <https://lanaicondominium.com/documents/>

Gary Jugert (and Donna Bright) are sadly leaving the Lanai heading to New Mexico and thus after 10 years Gary is resigning from the Board. Paul Bork is stepping into the role of President. Maddie Casey will be Vice President, Matthew Lea will be Treasurer, Elle Walters will be Secretary and Dan Hodges and David Starkweather will be board members at large.

Much appreciation was shared during the meeting (along with a few tears) for the AMAZING work that Gary has done over the years!

**Treasurer’s Report / Financials Review**

Prior to the meeting, Matthew reviewed Financials through June. General highlights follow and detailed financial documents are available on the website. Currently, we have \$504K in reserves. Running under budget for utilities. Maintenance services are reflecting a catch up from a few months when charges didn’t hit previously. Repair & Maintenance reflects work performed on the elevator, water intrusion and other areas putting us over budget. Plumbing repairs YTD is down, lighter than normal. Total operating expenses are running as expected. Awaiting action from Associa to explore options for higher interest rates for Reserves. Motion to approve the Financials through June. Approved

**Associa:**

Wed and Friday 8-12 Jack Wheeler will be on site. Gina will also be onsite one afternoon a week along with Sean on maintenance three times a week. Hours are posted on the office door in lobby.

- Awaiting tree on 8<sup>th</sup> avenue to be replaced.

**Building updates and Homeowner Forum**

- Paul is working with an attorney (Phil Workman) toward getting The Lanai designated as a historic building. As discussed previously, this is a lengthy process (about 3 years). Phil serves as an intermediary with Historic Colorado. If we succeed with designation process it will provide opportunities for financial credits and grants, up to \$250K tax credits for the building and up to \$350K for grants both annually. Grants may be trickier to secure as they may require 100%

approval rate from residents (example: painting the building). In future we may also look at designating as historic district. Paul shared appreciation for Lenny helping to get through requirements documentation. Paul is looking for more input from residents including testimonials, unique stories that set our building apart. Resident, Sarah Moss, has volunteered to assist this effort.

- Social Spaces Group – more painting to come this month. Additional improvements are held up as we wait for Associa to set up board members with credit card for small purchases/expenses.
- Adopt a Spot – Keep Denver Beautiful is providing a sign that will be posted. No cost for sign. Apt 401 will help with cleanup efforts. Paul will announce efforts quarterly.
- South Wall – we have received a proposal from M&M (\$11K) under review to come out (along with ARS) to inspect and propose repair work. The board is waiting on Associa to get a lift to access the damaged area. Richard expressed frustration at the ongoing delays in moving this effort forward. The Board shares this frustration in delays from Associa to gather bids and prioritize the work effort. Directly following this meeting, the Board will be meeting with Associa in regularly scheduled closed session to discuss further. Gina from Associa will be contacting Richard directly with updates.
- Elevator update
  - Vern suggested looking into setting up a dumb waiter for when the elevator is eventually replaced to alleviate impact to residents.
  - Good news – we don't need to plan for replacement in near future, just needs regular repair. Board is signing new contract with Sandoval in Sept for elevator maintenance. This will include monthly ongoing preventative maintenance and repairs as needed.
- A/C – as previously stated, board is working toward a 3 phased approach for A/C replacement. Awaiting bid information for all 3 phases.
- PSA - (especially) if you have dogs, clean out the washers after each wash!
- Thanks to Sue, Shannon, Elizabeth and the whole Green Thumb Group for their work this season with watering and weeding. Hawthorne trees need help. Jack met with landscaping company and will get options to treat and/or replace them. Suggested to consider drought resistant grasses in future.
- Plant stands – green thumb will look into replacing white pillars that had been in the lobby.
- Request for recommendations to replace windows - Mile High Glass was suggested.
- Cat escape 8<sup>th</sup> flr window, fell and injured. Thanks to Jack and Gary and Sergio (our new cleaner) for finding cat, getting to vet and finding owner. Amazingly, the cat made it through!
- Give Away Table – Do NOT put electronics, old shoes (and other used items that are beyond use) on giveaway table. Best Buy will take your old electronics. Suggestion to post on bulletin boards where to take items for recycle.
- Free paint disposal in Denver is coming in August. Jack will post details.
- Jack/Sean - need to clean out garage closet.

Meeting adjourned at 7:52.