

Lanai Condominium Association
HOA Bi-Monthly Meeting – September 19, 2024, 7pm
Ohana Room and Zoom

Prior to the start of the board meeting, Phil Workman joined the community to provide an overview of efforts and research for the historic designation effort. He is researching the building history and collecting stories and information from current and previous residents. All of the data will go toward the application process for The Lanai. As discussed previously, it is a lengthy process to apply for historic designation. If approved, we will then qualify for significant grant money to maintain The Lanai. Paul Bork has provided contact information to Phil for those residents who had previously offered to participate. Phil encouraged more to join in the process.

Elizabeth Black, who was in attendance representing Associa, shared a story based on her recent conversation with the owner of the laundry machines service company we use, who as a child, attended the grand opening event of The Lanai in 1958. Apparently, it was quite the event for Denver including the mayor and governor in attendance for the ribbon cutting ceremony introducing the first modern condominium building to the city, along with games and treats for families.

Concerns were also raised about potential constraints that may come with a historic designation. Paul asked Phil to provide us with a list of grants that we could apply for and possible constraints. For those who would like to participate in sharing stories, you may reach out to Phil directly at 303-910-1393, Phil@workmanassoc.com or pworkman@live.com.

Meeting called to order by Matt at 7:10: Board members in attendance: Paul Bork, Matthew Lea, Dan Hodges, David Starkweather, Elle Walters.

Paul invited Nick Henzgen from Equity Insurance Group to the board meeting to educate homeowners about personal homeowners' insurance and answer any questions. Nick recommended that homeowners check their policies to make sure they have the following coverage:

- H06/Loss Assessment coverage provides liability protection and living expense coverage if your unit becomes uninhabitable due to a disaster. This coverage can also be used to pay your portion of a special assessment shared by the HOA. Nick recommends requesting 2 years coverage for living expenses.
- Water back up coverage for water damage due to drain/sewage backups.
- Liability coverage for at least \$100 pr sq ft.

If you have specific questions for Nick you may contact him directly at: nicholas@equityinsgroup.com and office: 303-495-3990.

Associa – Elizabeth Black, in attendance for Tyleen while Associa seeks a new community manager to replace Gina Dear who is resigning from the position.

Treasurer's Report / Financials Review

Prior to the meeting, Matthew reviewed Financials for July and August. Several large bills hit during this timeframe. Reserves are up to \$540K. Recommendation is \$1.4 mil, which we hope to reach in 4 years depending on future expenses for repair/replacement of any large capital items. General highlights follow and detailed financial documents will be made available on the website.

- On track for income.
- Utilities are close to target for the year.
- Big ticket invoices that hit in July/Aug include
 - Apollo Exhaust Fans 25k, rare occurrence
 - Martin & Martin waterproofing investigation 13k
 - Apollo A/C Startup 16k
 - Fire inspection 5k – annual inspection and 5 yr sprinkler schedule
 - Annual audit 3k – July audit completed for year

Because financials were only rec'd 2 days prior to board meeting, the board did not have sufficient time to review and approve for July and August. The board intends to review and approve financials in the next week via email. Board has asked Associa that the Financials be provided one week prior to the board meetings.

Heating/Cooling

We have been experiencing several intermittent outages for A/C recently, where the system is tripped and needs to be reset. Big, big thanks to Lenny Landis who has been resetting the system. Elizabeth Black will reach out to Apollo to investigate why this is happening and determine if there are repairs needed to resolve. Overall, the A/C system has working well given the age of it. In the next few years, we'll need to look at alternatives for energy efficiencies that will eventually be required by state/city.

We expect to be switching from A/C to heat by mid-October dependent on weather conditions. Associa will send out a notice in advance along with reminder to switch your thermostat from cooling to heating.

Elevator

Per Sandoval (our elevator service contract), our elevator is in good shape and just needs ongoing maintenance.

Southwall Update

There has been good progress, working with Richard (homeowner) to schedule interior inspection followed by exterior inspection, possible repairs and water testing. Will schedule date with City for 8th Ave to be closed off during exterior inspection which requires a crane.

Fire inspection

The elevator phone has been repaired, however the elevator failed inspection due to parts needed to repair the fire panel. Awaiting replacement parts, service and then re-inspection. Big thanks to Sean for his support on this effort!

The indoor trash container was also inspected by fire inspector. We were advised that while we need a long-term plan, it is not a pressing issue. Reminder to residents – Propane tanks on balcony are prohibited. Hallway doormats are considered a tripping hazard and should be used inside your door.

Adopt-a-Spot

Big thanks to Paul for working with “Keep Denver Beautiful” to have Adopt-a-Spot signed posted on 8th Ave. With this, The Lanai is responsible for quarterly efforts to clean up our block (informal efforts are acceptable). In return, if we find anyone dumping something illegally on our block they will come to assist with clean up. We encourage all residents to participate by picking up trash on our block and reporting anything that requires a larger effort. Our block is Washington to Clarkson and 8th Ave to 9th Ave.

Pool

Scheduled to be closed October 6.

Bike Room Clean Up – Volunteers?

While we are no longer planning to repurpose the bike room for a dumpster, it is in dire need of a clean up. We are requesting that Jack manage and communicate effort to tag handlebars for residents to claim bikes so that we can determine if there are any bikes unclaimed that can be removed/donated. Additionally, there are a lot of valuable tools and plenty of junk that needs to be cleared out. We are looking for volunteers to lead an effort to catalog and sell tools in exchange for a 20% commission for this effort. The remaining income would go to the Social Spaces Group. Please reach out to a Board Member if you are interested.

Google Link

Need google link in meeting agenda so that members can join.

High Yield Fund for Reserves

Lanai is continuing to ask Associa to find FDIC insured, high yield fund to invest Reserves. Elizabeth will follow up on this effort.

Pipes Jetted

All building stacks were jetted top to bottom in September. Going forward, the Board would like this to be scheduled annually for preventative maintenance.

Reminder to residents: Avoid plumbing issues. Be careful what you flush down the toilets!

Dog Beds

Dog beds are not permitted to be washed in Laundry Room. Elizabeth will post a sign in the Laundry Room.

Exhaust Vents

Exhaust vents need to be cleaned. Associa to investigate and get priced.

Security

Reminder to residents to NOT let strangers into the building. Alternatives: offer to help them use the call box, go through an alternative entrance, let them know we are diligent about our security due to theft issues and cannot allow them into the building.

New Resident On Boarding

Elizabeth has offered to draft a brief on-boarding tips document to provide to new residents.

Meeting adjourned at 8:48 pm.

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