

**Lanai Condominium Association**  
**HOA Bi-Monthly Meeting – November 21, 2024, 7pm**  
**Ohana Room and Zoom**

**Meeting called to order by Maddie at 7:07:** Board members in attendance: Maddie Casey, Matthew Lea, Dan Hodges, David Starkweather, Elle Walters.

**HOA September Minutes** – minutes from September meeting were approved. Minutes and all HOA related documents are available online at <https://lanaicondominium.com/documents/>

**Treasurer’s Report / Financials Review**

**July and August financials** – were approved via email after the September HOA meeting.

**September and October financials** – Only received September financials in time to review prior to this meeting. October financials will be reviewed after the meeting and posted to website after approved. Reserves at approx. \$576K. Long term goal is \$1.4 million. Utilities running under budget, landscape budget expenses higher than normal due to tree replacement on 8<sup>th</sup> Ave and pet station. Boiler and building repair and maintenance higher than normal due to A/C Apollo visits over summer and jetting the sewer lines. September financials approved.

**2025 budget**

2025 budget presented at tonight's meeting. This budget has been approved by the board. Budget ratification meeting is scheduled for Thursday 12/12 at 7pm. This brief meeting is open to all homeowners and will be managed and documented by EA Black from Associa. It is required by state law.

Overall budget adjustments are minimal and based on actuals from 2024. Notable changes:

- Associa onsite services to increase to add more onsite time for Jack Wheeler.
- Insurance premiums are expected to increase though we have not received final quote.
- HOA dues will remain the same as 2024. Based on current projections, this will add \$164K to our reserves next year. This was discussed at length by the board and resulted in a 4-2 vote to maintain current dues vs. raise by 5%. The board recognizes there are risks associated with not continuing to aggressively increase HOA dues to build reserves in preparation for significant future planned and unplanned expenditures (A/C, elevator, South wall, etc.). Primary factors for maintaining HOA dues at the same rate are to better align with comparable neighborhood HOAs, maintain real estate value and alleviate financial stress on homeowners following multiple years of high HOA increases. The expectation is that HOA dues will increase for 2026 based on building needs.

**South wall update**

Following assessment by M&M engineering firm and minor repairs to the South wall to address water leaks, the wall is continuing to leak. Sean with Associa is coordinating next steps with M&M engineers. It is possible this will result in the need to replace the South wall as was done to the North wall several years ago.

**Long range fobs for garage access**

Lanai disabled push button garage door openers after multiple break-ins due to homeowners leaving garage door openers in their cars. This resulted in all access to building limited to short range key fobs. This has been made garage access by car cumbersome for some residents. In response, Lanai is replacing both of the outdoor garage entrance fob readers with new fob readers that accommodate long range access (within 3 feet of fob reader). All existing fobs will

continue to work. Residents with garage parking will be provided long-range fobs in exchange for garage door openers. The long-range fobs will also be available for a small fee to all homeowners.

### **Social Spaces**

Thanks to the Social Spaces Group, there are multiple holiday events planned for December. Online information and flyers will also be posted of these events:

- Saturday, Nov 30 at 10:30 am lobby – Deck the Halls, decorating lobby and Ohana room for the holidays
- Sunday, Dec 8 at 4pm Ohana Room – Lanai Holiday Party, bring apps/desserts,
- Thursday, Dec 19 at 6pm – Denver Light Tour - party bus reserved to view neighborhood holiday lights. Limited space available. Price about \$38 per person, drinks included. 2-3 hours. Payment upfront.
- Decorate your door – for annual judging/competition. Prize – bragging rights!

### **Lecture Series** *(shared after board meeting for inclusion in minutes)*

Let's share the Lanai residents fascinating interests, careers, and hobbies with a Lecture Series to learn more about our neighbors! Debbie Sawnson has agreed to coordinate a series of get togethers to have residents discuss specific topics followed by a Q&A period. We are currently looking at 3-4 times a year with possible topics to include history of Lanai and the neighborhood; cooking demonstrations; how to write/publish your own book; wine tasting; and how to grow and keep plants alive! Please contact Debbie (630 346 8057) if you are interested in helping or being a speaker at one of the events.

### **Greenthumb**

Lots of changes this year! The group is bringing much of the maintenance in-house to reduce ongoing expenses, have fun and build community. New recruits are encouraged to join.

### **Open Forum Discussion**

- Lanai resident Troy Valente would like to create a neighborhood watch committee.
- Please remember to close gym windows after use to conserve energy.
- Front door – Associa is getting quotes to repair the front door.
- Garage parking – ongoing issue with residents not parking within the lines of their parking space. Parking spaces in the garage is tight. Please be mindful and considerate when parking and confirm that you are within the lines. HOA and Associa intend to issue warnings and potential fines for continued offense.
- Garage pipe leaks – impacting at least 2 cars parked in garage. Sean from Associa acknowledged this has been an ongoing issue that needs to be prioritized. He will work directly with the impacted residents (Shannon and Patrick) and report to HOA Board.
- Dogs barking – ongoing issue in particular on the 8<sup>th</sup> and 10<sup>th</sup> floors. Board to discuss next steps in executive session.
- Ohana Room - Reminder to clean up after renting the Ohana room for gatherings.
- And in the timeless words of Maddie: ***If you see something, say something!*** All residents should open a ticket with Associa for any building issues.

### **Associa**

- Elizabeth and Sean were both in attendance at the meeting.
- Elizabeth announced that Associa director Tyleen has been promoted to new role as VP of Colorado. Elizabeth's new director supporting Lanai is Emily Ramirez.

- Elizabeth shared her direct line with residents: 303-962-1611.
- Ongoing request for Associa to obtain better interest rates for our Reserve Funds. Elizabeth has reached out to Schwab and Fidelity and will provide Board with more details and options in January.
- Sean adjusted laundry room door to eliminate sticking.
- Sean looking into replacing washers following recent issues and starting preventative maintenance to vacuum dryers to improve performance. Requests to consider at least one larger washer and one that is for non-pet owners with allergies.

Meeting adjourned at 8:49