

Lanai Condominium Association

HOA Bi-Monthly Meeting – January 16, 2025 7pm

Ohana Room and Zoom

Meeting called to order by Paul at 7:04: Board members in attendance: Paul, Bork, Maddie Casey, Matthew Lea, Dan Hodges, David Starkweather, Elle Walters.

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

Kudos

Paul shared his appreciation for residents and support staff

- Katrina – creating and publishing the Lanai newsletter
- Jill and Lisa – from Social Spaces club for cleaning out the garage closet
- Debbie and Jill - from Social Spaces club for cleaning the Ohana kitchen
- Debbie – providing new tips for pool cues in the library
- Sergio – kindness and thorough cleaning of our public spaces

Looking for Volunteers

- Librarian – B Erin Cole
- Gym – looking for someone to manage space. Judi offered to donate a barre and someone had reached out to Jack about donating a rowing machine. Elle shared that the Social Spaces club is starting the process to investigate a gym redesign and will be reaching out to homeowners in the near future to gather input.
- Front lobby – any residents interested in serving as a lobby concierge?
- Eco ambassador – composting is a new mandate by city of Denver. Hanne offered some time to participant. Ridwell – takes non-recyclables. Would be helpful to have someone coordinate and schedule community-wide effort.
- Board member – there is still one spot open to fill in before the next election in July.
- Greenthumbs – reach out to Sue Born if you're interested in joining this group responsible for the indoor and outdoor plants and landscape. First meeting of the year will be in March.

General Updates

- Front door is fixed
- Treadmills repaired

- Winter is here along with freezing temps. Prep your unit appropriately. For those in 2 bedroom corner units, consider allowing an occasional slow drip on the kitchen faucet during the coldest days to prevent these external facing pipes from freezing.

Laundry Room

Maddie and Jack are getting updates and quotes to upgrade the washers and dryers. The goal is to find eco-friendly top loading washers and efficient dryers. They are meeting with vendors to further investigate options. Meantime, the dryer vents were vacuumed out to improve performance and prevent fire risk. Note: Clear Token app will be going away soon and will be replaced by a similar vendor and app. We don't have a timeframe on the transition, but we recommend minimizing your funds on the Clear Token app. We plan to keep one coin-operating set. Don't forget to clean out lint traps and washer gaskets.

Fob Readers

The indoor fob readers have been rewired and fixed. The north garage door reader is more involved. The underground wiring had shorted out. We are working with Associa to review quotes to install a new garage door reader or car tag reader. Board is leaning toward a new fob reader as this is less expensive and less risk of unauthorized access.

Fire Panel

The Board is investigating the replacement of the fire panel system in the garage. The system is quite old and service/replacement parts are hard to find. When the panel is replaced, it will likely require updates to the fire sprinklers, detectors and other related hardware. Resident should expect occasional alarm tests.

Southwall Repairs

The recommendations from the engineering firm require significant work to include removing paneling and replacing damaged insulation and joints. It will require shutting down 8th Ave. Associa is waiting on a bid from Empire Works and will seek out other bids as needed. This specifically impacts the 01 and 02 stacks. This would be a good time to consider window replacement for these stacks to coincide with the repair work.

Electric Vehicle Chargers

For those considering installing an electric charger for their parking spot, keep in mind the install and metering process is not cheap or easy (so many jokes come to mind). As an alternative, consider using chargers available at the Ideal Market on 11th Ave.

Elevator

We are awaiting new parts to be installed for required repair and maintenance. When the parts come in, Associa will communicate scheduled outages with advanced notice, so that residents may prepare accordingly.

Treasurer's Report

- October financials were approved by board after November meeting via email.
- Current reserves are up to \$612K.
- 2024 highlights
 - \$33K over budget for insurance in 2024.
 - \$9K under budget for utilities
 - \$106K over for year on repair and maintenance
 - \$25K unplanned expense for Sean's extra hours during the week of the South wall engineering work
 - \$19K for Sandoval elevator - inspection related fixes
 - \$3K for Mountain Alarm - Fire panel inspection related fixes
 - Revenue for 2024 - \$867K
- December financials were approved by the board.

Social Spaces Club

- Lots of fun holiday events were enjoyed in December
- Upcoming – Billiards in the Library on Tuesday, Feb 11 at 7pm

Reminders

- Door mats are not permitted outside your unit door.
- Please breakdown boxes before recycling

Congratulations to Jack Wheeler on promotion to The Lanai CAM – community associate manager

Meeting adjourned at 8:15