

**Lanai Condominium Association
HOA Bi-Monthly Meeting – March 20, 7pm
Ohana Room and Zoom**

Meeting called to order by at 7:09: Board members in attendance: Maddie Casey, Paul Bork, Matthew Lea, David Starkweather, Elle Walters, Debbie Swanson.

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

Firefly AI- being trialed tonight for minute taking. Audio will be deleted once written transcript is completed. Debbie to do a hard copy of note taking as a backup.

Insurance Updates (Paul)

- RPM Agency is now the official insurance carrier for the building
- All certified insurance documents have been uploaded to the archives
- Insurance was backdated this month after finally getting proper documentation
- All owners required to submit proof of their personal insurance annually
- Owners can submit insurance documents through Town Square or to Jack directly

Internet Service Exploration (Maddie)

- Board exploring alternative internet solutions for the building
- Currently have Comcast/Xfinity contract that provides free cable to all units
- Investigating fiber internet from Extreme Internet to potentially reduce costs
- Looking to shift from 'everyone gets free cable' to 'everyone gets internet'
- Residents with expiring Xfinity contracts advised to contact board before renewing

Gym Updates (Elle)

- Task force focused on equipment, design, and layout improvements
- Cleared out donated equipment to make room for commercial-grade equipment
- Planning to purchase 2-4 new commercial-grade pieces
- Working on paint colors and reorganizing equipment layout
- Survey results were distributed to residents; board implementing feedback

Rental Properties Management (Dave)

- Currently 21-22 rented units, which exceeds the 20-unit rental cap
- One rental unit will become owner-occupied in spring, bringing total closer to cap
- Building maintains a waiting list for owners wanting to rent their units
- Dan completed inventory of all rental units, owner-occupied units, and family-occupied units
- Board made allowance for one unit due to financial hardship circumstance Building Maintenance Updates

Laundry room (Maddie): Obtained quotes from companies, scheduling walkthroughs

Fob readers (Sean): Rear call box has been repaired. North fob reader will be re-installed. Working on long-range readers for garage doors.

South wall (Jack): Three contractors evaluated the project; engineers need to provide detailed scope.

Air conditioning (Maddie): Building-wide switch from heat to AC typically happens around Mother's Day. Residents advised to prepare for temperature fluctuations with fans during transition period. This may be a good time to have the buildings vents cleaned. Jack to follow up with Coit.

Elevators (Jack): recent repairs completed, and we are now up to code.

Security Concerns (Maddie)

- Recent security incident: unauthorized person entered building at 8am
- Individual explored 12th floor and garage, attempted to take items
- Security warning posters with images placed throughout building
- Residents reminded not to let strangers into building
- Recommendations for storage lockers: don't store valuables, use circular locks, check regularly

Financial Updates

- January and February financials still being finalized due to insurance delays
- Four months of financials will be approved at May meeting

Social spaces initiatives include:

- Lecture series with upcoming electrical talk by Lenny
- Condo crawl scheduled for June 6
- Pool party planned for May when pool opens
- Lanai luau planned for July

Management Updates & Plumbing Issues

- Recent sewer backups on 10th floor affected multiple units
- Residents advised to notify management of plumbing issues immediately
- Introduction of Danielle as new Associa representative working Mondays and Wednesdays
- Tree trimming scheduled for March 26 at corner of 8th and Washington
- Sprinklers start on April 30
- Furniture for pool and 12th floor area will be placed in early May (Sean)

Open Forum Discussion

- Shannon Sullivan offered expertise on internet/telecom options for building
- Concerns raised about Xtreme Internet's limited presence in Colorado
- Discussion about alternative options for building utilities

- Judy will look into composting options for the building. Eco-committee to be formed to address sustainability initiatives.
- Lenny offered to do house calls to anyone needing electrical work.
- Historical landmark project collecting stories and information about the building

Meeting adjourned at 8:22pm