

**Lanai Condominium Association  
HOA Bi-Monthly Meeting – May 15, 2025, 7pm  
Ohana Room and Zoom**

**Meeting called to order by at 7:00:** Board members in attendance: Maddie Casey, Paul Bork, Matthew Lea, David Starkweather, Debbie Swanson.

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

**Firefly AI-** being used tonight for minute taking. Audio will be deleted once written transcript is completed.

**Extreme Internet Fiber Proposal (Paul introduced Tripp, Ben, & Wes from Xtream internet)**

- Xtreme Internet representatives presented a proposal for fiber optic Internet service to the Lanai building.
- Company background: Founded 13 years ago, operates in Castle Rock, Greater Denver, and Gunnison/Crested Butte areas.
- 100% fiber optic solution offers 2 gigabit symmetrical speeds (10x faster than current service).
- Proposal includes \$49.99/month per unit with no hidden fees, router fees, or data caps.
- Xtreme Internet has Colorado-based customer service (8am-8pm) with same-day or 24-hour service calls.
- Technology is future-proof with 50+ year lifespan with no degradation unlike copper cables.

**Service Details and Contract Terms**

- Proposed contract: 10-year agreement with the HOA to provide fiber as an amenity.
- HOA gets wholesale pricing (50% cheaper than retail) and service level agreements.
- Extreme would pay 100% of upfront installation costs, including routers for all units.
- Installation requires minimal intervention - small fiber line with dime-sized hole above doors.
- Each unit would get a router placement based on RF design for optimal coverage.
- Primary concern raised: transition from current TV service as proposal is Internet-only.

**Financial and Contract Considerations**

- Current Comcast contract has 18 months remaining with significant early termination fees.
- HOA currently pays approximately 4,500/month (45/unit for bulk TV through Comcast).
- Xtreme Internet's cost of \$49.99/month would replace current Internet costs residents pay individually.
- Early termination of current Comcast contract could cost 100% of monthly fees for remaining term.
- Shannon (resident with telecom experience) raised concerns about Xtreme's experience in Denver market.
- Questions raised about insurance coverage for any installation damages (Xtreme carries \$5M coverage).

## **Building Updates and Maintenance (Sean & Jack)**

- Pool is now open for residents.
- AC switchover is complete; residents need to switch thermostats and change filters.
- Discussion about residents keeping air filters clean and replacing regularly.
- COIT duct cleaning bid expected soon with options for cleaning individual units.
- Duct cleaning could help address dirt buildup in fan coil units.
- Gym renovation update: equipment has been paid for, ceiling repair and painting planned.
- Gym will close for one week during renovations; new equipment includes multi-purpose machine, treadmill and spin bike.
- Line jetting scheduled for May 21st with same company as last year at similar pricing.
- Residents advised to check P-traps under sinks to prevent leaks during jetting process.

## **South Wall Issues**

- Jack provided an update on the south wall repair, waiting for engineering report.
- Engineer is considering a phased project approach for the south wall repair.
- Richard (resident) confirmed continued moisture issues with recent rainfall.

## **Composting Proposal**

- Judy presented research on composting options for the building.
- Three service providers identified: Compost Colorado (220/month), Scraps (480/month at 20% participation), and Wampost (\$150/month).
- Denver ordinance requires buildings of Lanai's size to offer composting (not yet enforced).
- Potential community-based alternative: residents pooling together to take compost to free Cherry Creek drop-off site.
- Concerns raised about potential fruit fly issues with composting collection.
- Board suggested creating a forum post to gauge interest and forming a committee.

## **Treasurer's Report**

- Matthew presented financials for January through April 2024.
- Reserves stood at 626,000 in January, increasing to 654,000 in March.
- April reserves decreased to 649,000 due to 19,000 elevator repair expense.
- Insurance premiums are under budget (500 below the budgeted 14,000/month).
- Boiler repair invoices from November/December (\$7,000) hit in March.
- Overall financial status is positive with net income of \$13,000 year-to-date.

## **Elevator Status and Planning**

- Detailed discussion about the recent elevator repair and future modernization needs.
- Sandoval (elevator company) provided excellent service in identifying and fixing issues.
- Many elevator components are 70+ years old and parts are no longer manufactured.
- Board received a modernization plan from Sandoval to update the elevator in phases.
- Eventual elevator downtime will be unavoidable but the board is planning proactively.
- Board advised upper floor residents to make contingency plans for future elevator outages.

## **Homeowners Forum**

- Question about electric car charging: meters are installed but billing process needs to be formalized.
- Complaint about bird droppings on cars; potential nest behind panel near unit 402. Reminder that bird feeders are not allowed on lanais or windows.
- Request to post notices about not feeding birds which impacts the pool area and filters.
- Resident reported smelling cigarette smoke when AC was turned on.
- Board clarified that while individual vents aren't connected, incomplete air circulation can cause smell transfer.
- Sarah (unit 303) thanked the board for their organization and volunteer work.

**Meeting adjourned 8:50pm**