

## MEETING REPORT

### 2021 Annual Meeting

**Community:** Steam Plant Lofts Condominium Association

**Date of Meeting:** December 13, 2021

**Place of Meeting:** Virtual Video Meeting

**Attendees:** Suzanne Arkle  
Shelli Bischoff  
Lynne Dierker  
Bill Mercer  
Ed Onderko

**By Proxy:** Four

**Others Attending:** Ron Kahn                      Manager  
Phyllis Vajda                      Recording Secretary

**Attachment:** 2021 Budget Ratification Meeting minutes

**Date of Report:** December 22, 2021

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#### I. Call Meeting to Order and Verification of Quorum

- Meeting was called to order at 6:05 PM by Lynn Dierker
- A quorum was established with 5 owners present and 4 by proxy.
- Homeowners received a copy of: SIGNS, FLAGS, ARTIFICIAL TURF, SOLAR PANELS, AND ASSOCIATION RECORDS NEW LAWS FOR COMMUNITY ASSOCIATIONS, satisfying the HOA's annual educational requirement to the membership.

#### II. Introduction of Board Members and Management

Lynn Dierker-President, Suzanne Arkle-Secretary, Ed Onderko-Treasurer, Marty Dubin-Director,  
Tony Richards-Director (absent), Ron Kahn-Manager

#### III. Homeowners Approval of 2020 Annual Meeting Minutes

**Motion:** Ed Onderko made the motion to approve the 2020 Annual Meeting Minutes;  
Lynn Dierker seconded the motion.

**Vote:** unanimous

**Resolution:** Motion passed.

#### IV. President's Reports

##### A. Recap of past year- Lynn Dierker

- One owner moved, 2 units are leased.

**Annual Meeting Minutes – December 13, 2021**  
**Steam Plant Lofts Condominium Association**

- Leak in fire suppression system/alarm repaired.
- Pumps repaired.
- Good feedback from owners with “ramped up” Board communications.
- Once again, special thanks to Jean Onderko for beautiful lobby decorations.

**B. A look ahead to next year**

- With maturing of building, need to determine priorities and timetable for repairs/replacements.
- Encouraging homeowners to attend Board meetings.

**V. Treasurer’s Report - Ed Onderko**

- Operating budget is on target, but repairs/replacements impacted reserves.
- Dues will increase by \$10 to \$540.
- Paying close attention to short and long term needs.
- Looking ahead at upkeep and major replacement needs, will probably require a special assessment.

**VI. Written Ballot**

Suzanne Arkle and Tony Richards were re-elected by unanimous approval.

**VII. Owner’s Forum**

Discussion was about how repairs/replacement needs will be determined and prioritized.

**VIII. Adjournment**

Lynn Dierker adjourned the meeting at 6:45 PM.

END OF MEETING REPORT

Submitted for Approval:

  
 \_\_\_\_\_  
 SECRETARY

December 12, 2022

\_\_\_\_\_  
 DATE

## MEETING REPORT

Community: **Steam Plant Lofts Condominium Association  
2021 Budget Ratification Meeting**

Date of Meeting: December 13, 2021

Place of Meeting: Eisenhower Chapel  
293 Roslyn St.  
Denver, CO 80230

Report by: Phyllis Vajda

Date of Report: December 23, 2021

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### **I. Call to Order and Budget Ratification**

- The Budget Ratification Meeting was called to order at 6:02 PM by Ron Kahn.
- The 2022 Budget was automatically ratified.

### **II. Adjournment**

The meeting was adjourned at 6:03 PM.