

Lanai Homeowners Association  
Homeowners Meeting  
May 17th, 2018

Meeting was called to order at 7pm by President Gary Jugert.

Members present were: Gary Jugert, Lenny Landis, Mackenzie Clark, and Katie Moriarty. Also present was: David Ariss, Centennial Property Services. Absent was Avi Bencomo, Resident Mangr, Frank Branham, Chrisann Steurer, and Nick Zoller.

Minutes from the last meeting were reviewed and motioned for approval by Gary with a 2nd from Lenny. Motion passed.

**Treasurer's Report:** Mackenzie reported Total Assets last year this time as 358k. This year we have 399k. We are on track to where we wanted to be. There was an accounting adjustment for HVAC. The heating bill is up due to Xcel Energy raising their prices. Centerpoint wants to talk to us about lowering our rates. They have offered rates in the past, but they were never any better than what we were getting from Xcel. Lenny presented a graph comparing our energy usage last year to this year that showed that there were no significant differences. When reading the budget sheet, we take the whole year and divide it by 12. Dividing it evenly like this is why there are overages some months, but these balance out over the year. Project expenses to date are mostly asbestos payments. Current analysis, as of last week, 65% of units are completed.

**Manager's Report:** Avi is currently moving out of his unit as a result of damage caused by the sewage leak, so Gary gave the managers' report.

- Security and Lighting Report-Some of lighting is in. Unfortunately, Avi's truck was broken into in the back parking lot. Security cameras are in stock and will be installed soon.

-Pool Opening Report- Pool plumbers are replacing corroded piping with new plastic piping. We are on schedule to open pool on Memorial Day weekend.

-Report on Sewer Break-It was discovered that the sewage line went through the trees on the south side of the building instead of under the parking lot, as the building drawings show.

The plumber determined that the roots were not main problem for the backup. A puppy pad clogged the line. One owner flushing a puppy pad backed up the entire building. We are getting bids now and in negotiations with the insurance company for repairs. Repairs include tearing up the sidewalk to re-route, re-tiling the laundry, Avi's unit and lobby need new carpet/drywall. Please do not flush puppy pads down the drain.

**Centennial Property Services Report:** David reported that when the unit for sale sells, we will have 100% of assessments collected.

**Group Reports:**

**Green Thumbs & Rooftop:** Kate reported that they started planting last week. If you would like to help with watering or have any suggestions, please let Kate or Chrisann know. Any help would be appreciated.

**Rentals/New Residents:** Katie reported that one rental unit has become available and the first owner on the waiting list has been contacted.

**President's Report:**

-FHA Certification Update-Gary reported that there are 54 complexes in our zip code labeled as FHA. 29 have let certification expire (we are one), 11 were never approved, and there are currently 14 complexes certified. The Lido is re-applying, they have a rental cap. Governors Place is FHA certified and looking to remove an HOA rental approval rule. Versailles was never on the list, but their bylaws do not require background checks. The Florentine is not on the FHA list and 63% of their units are rentals. Gary spoke to the FHA "director". He said that we should never have been certified in the first place since we have always had the HOA renter approval rule. We have received one email in support of becoming FHA certified and one email against changing the rules. Gary opened this topic to discussion at the meeting: Should we remove the 1 year before renting and no fellons/sex offenders rule? Reasons for those in favor included opening up option for reverse mortgage, easier

refinancing, and possible increased property value/marketability. Those opposed reminded that our building used to have drug dealers, police were often called, and safety was an issue.

-Take the Stair Challenge- 4 sheets were turned in. Prizes are to be determined. We are pleased that owners participated. We will start a new contest this month.

-Final Notice to Remove Bicycles-There are still 4 bikes that need to be removed.

-Call for Board of Managers Election Candidates-Chrisann and Gary are up for election. Chrisann and Gary have agreed to stay on the board. If you have interest in being on the board, please contact David. Turn in applications to David by the next board meeting June 21, election is in July.

-Construction Updates-Pipe removal is finished for the 1, 2, 3, and 4 stacks. We are working on 6-8 stacks.

Notes will be posted on your door. Check the calendar. Plumbing is moving much faster than expected.

Expectations for plumbing: it will be less invasive than the asbestos. Workers will be in the unit for 2-3 hrs.

Please move your furniture/artwork away from exposed pipes (below the plastic). Mary asked if we have state of Denver permits for demolition. We are permitted.

**New Business:** Revisions to the Owner's Manual were received from our Attorney. He suggested that we need to update records, collection, and meetings policies. Gary is going to accept this suggestion in order to be in conformance with state laws which were not in place when the bylaws were put in place. These updates will bring us up to date. Katie motioned to approve with a second from Lenny. Motion passed.

#### **Homeowners Forum:**

-There was a discussion over re-considering the dog weight rule. The rule may be punishing those that follow the rules (ie: those that are looking to buy in the building) but rewarding those that do not follow (bringing large dogs into the building anyway). Large dogs take up all the space in the elevator. Questions were raised about if this rule has been enforced. We could possibly keep the number of dogs rule, but not the weight.

-An owner asked about preventative maintenance for fire alarms. Suggested that we have a mandatory inspection each year. Lenny explained that, in the event of a fire, its recommended you stay in your unit unless there is smoke coming into your unit.

-An owner asked how to prevent smoke getting into other units with the holes in the walls during construction. Lenny will look into insulation/sealing between units.

-The board was thanked and Avi was recognized for doing a great job through all the chaos of the HVAC project.

-Questions were raised regarding reserves and how we manage them. The board encourages owners to attend the Finance group to determine how we manage our reserves for the future. If owners have ideas/suggestions for the building, we encourage them to get involved.

-There was a request to consider keeping some of the HVAC pipes that might not be as eroded as others instead of replacing them all. The decision was already made to replace all of the pipes.

Gary motioned to adjourn the meeting into Executive Session, seconded by Katie. Motion passed, and we were adjourned at 8:26pm. Next meeting: June 21, 2018 at 7pm in the Party room.

#### **Executive Session:**

- Discussion of Personnel and Legal Matters