

# LANAI CONDOMINIUM ASSOCIATION

## MAY MINUTES 2022

### via Zoom and In-person

Meeting was called to order at 7 pm by President Gary Jugert. Those in attendance were: Frank Branham, Chrisann Steurer, Toby Clark and Maddie Casey. Those absent were: Sandy Smith and Matthew Lea. CAP manager, Wendy Klein, was also absent.

**Minutes:** Minutes for the April meeting were reviewed and motion to pass the minutes was made by Frank. Maddie seconded and the motion passed.

**Treasurer's report:** Toby reported on our financials and our total checking/cash = \$295,348.32. Of that, operating funds total \$259,544.33. And then our Special Assessment account is almost done as the payments for the boilers are finished but there still remains a balance of \$35,803.99. This was from a refund left over from warranties on the boilers. Our Reserves are at \$253,810.54 making our total assets = \$549,158.86.

**Building Manager's report:** Gary gave a report for Wendy and let us know our doors in front, back and garage are all complete. We are still working on the pool door and the office doors. On May 31st (Tuesday), all cars and bikes will need to be out of the garage for cleaning and power washing. Wendy will notify owners next week. Gary asked us **PLEASE** don't feed the birds!! They can be a nuisance and the wind wreaks havoc with feeders ... another one has blown down in the pool area and creates a huge mess. We are still waiting on the parts for our fresh air cooler on the roof and are told it may be three more weeks. Our sprinklers leaked when they were started up and now Anthony is watering manually until they are fixed. There was a concern that we are overwatering and that needs to be addressed. Dee asked about cleaning out the floor mats in the lobby and 2nd floor and that needs to be addressed as well. Back door seems to be slamming now and needs to be checked. It was reported that our trash on our property is getting bad and Anthony needs to be more diligent. Please report anything that bothers you to CAP on AppFolio and then we have a record of the order.

**President's report:** Gary reported that the pool is open and warm. Also, May 24th is our first Happy Hour for residents on the rooftop and all are invited. Space heaters are available for the winter storm that is coming this weekend if you get cold. We need 2 candidates to run for the Board and those applications can be emailed to Gary at garyjugert@lanaicondominium.com. CAP contract is coming up soon and the Board is discussing their options concerning the management contracts. He also asked the Board about his revisions on the building manual and there was a discussion on several items. He will post his revisions on the website and would like feedback from residents on the items that have been changed. The Board will vote on those revisions next month.

#### **Groups:**

**Social Spaces:** Reminder—Happy hour Tuesday, May 24th at 5:30 pm on the rooftop.

**Green Thumbs:** Robert will be planting in the pool area on Wednesday, May 25 afternoon and would appreciate any help.

**HOA forum:**

- Lenny gave a handout on reasons not to replace the grass on the south side of the building and put down rock instead. He explained that there will be water restrictions soon in Denver and that some grants may be available for removing grass.
- Sue B. - there were questions on the cleanliness of the building and rooftop and what each person was responsible for cleaning. Gary mentioned that Five Star cleaning is responsible for the inside of the building and CAP porters for the outside. She emphasized that her frustration is that owners shouldn't have to send work orders for work that is obvious. Also, the bike room needs cleaning and organizing.
- Kate asked if there could be a weekly communication on work orders that are pending to the residents as well as the Board.
- Robert had concerns about the cleanliness of the laundry room and reports of dogs in common areas on the 12th floor.
- Chrisann had concerns about the noise of the trash can lids banging and could we try some more weather proofing seals on the tops of the cans.

Meeting was called to adjourn at 8:02 pm by Maddie and Frank seconded. Motion passed.  
Next meeting: June 16, 2022 in the Ohana room at 7 pm.