

Lanai Homeowners Association  
Homeowners Meeting  
June 21, 2018

Meeting was brought to order at 7:02 pm by President Gary Jugert.

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

Minutes were discussed from the May meeting and motioned by Katie and seconded by Frank to be accepted as read. Motion passed.

**Treasurers Report:** Mackenzie reported that our current assets were \$2,046,739.00. Last year we had assets of \$370,160.00 and our assets are up by \$19,651.00 The extra monies this year are from the special assessment. There was a discussion on the amount of reserves in our account and Lenny explained that our reserves are separated into different operating and emergency reserves. David was asked to separate the money from the Special Assessment into a different account. Our savings account now is mainly the reserves.

**Managers Report:** Avi reported on the sewer project on the south side of the building and we are waiting for a city inspector to come approve the project before work can progress. New clean outs have been installed outside that will make it easier in the future for sewer clean out maintenance. ~~and~~ Hopefully the concrete sidewalk will be complete next week, but we must first wait on the City inspector. Avi thanked the residents for understanding and patience during the multiple water shutoffs that had to take place because of the sewer mess. The lobby work has started but is halted temporarily due to the insurance adjusters but will commence next week. ~~and~~ There's a group working on new flooring for that project, and there will be a vote next week on the people's choice for the flooring in the lobby area.

The FCU's have been installed in the party room and we are looking at the end of June for the pipes to start to be replaced in the units. Pipe installation work should be done sometime in August and will probably follow the pattern the asbestos workers followed in the different stacks. All this information is available in the project manual in the building lobby and on the monitors in the building. We are on schedule with our project to date.

**Centennial Property Services report:** David reported that we have collected 100% of our assessments.

**Groups:**

**Social group:** Donna reported that we'll have something planned soon for a gathering on the roof. Watch the elevator for notices.

**Green Thumbs:** Chrisann personally thanked the 7 residents who stepped up to water our plants and keep our building beautiful. There is a volunteer watering every day of the week! Thanks to Bob Collishaw, Rita Schweitz, John Moriarty, Kate Landis, Pat Hewitt, John Pantelies, and Vern Turner for their help.

**Rooftop group:** This group has done some sprucing up on the roof and pool with new pads, new tables, new lights, new bar and will be adding some BBQ grills soon. A plumber is coming Friday (tomorrow) to discuss the gas hookups needed for the grills.

**New rentals/residences:** Katie had nothing to report. We are still capped on the rentals.

**Presidents report:** Gary asked people to turn in their stair challenge sheets. He reported on the construction updates: asbestos is 85% completed and plumbers have finished 8 out of 10 stacks taking out the old pipes. The plumbers will start next week building boxes for the new FCU's and the lobby/managers area has started work and they are working hard.

FHA feedback- he's heard from many pro and con on the FHA approval and as of now, per FHA rules, we would need a current reserve study (complete within last two years) and ours is not current enough. After the building construction is finished we will try in 2019 to apply again.

Pets were brought up as a constant concern about size and number. Kate Landis and Doc will lead up a group to discuss the possibility of what to do about pets in the building and report next month. Our goal is a one size fits all solution.

The pool rules were also brought up for discussion as to allow food and music at the pool. Our rules and regulations state no music or food is allowed at the pool. Concerns about noise level and trash were brought up and after a discussion, it was motioned to try a pilot program this summer since our party room is such a mess. This program will allow both food and music your group can hear (but not the entire area can hear) between the hours of 10 am-6 pm. Katie made the motion and Frank seconded....motion passed. The Board will revisit in the fall and discuss with the residents of 202 to get feedback. Gary will write up a revision for the website.

Parking in our Loading Zone was brought up and the City of Denver will be making some revisions to alleviate parking in our area overnight. They will allow parking in our Loading Zone from 10 pm-7 am soon. The annual meeting was mentioned and that will be on July 19, 2018 and if anyone wants to run for the Board, their intention letter needed to be turned in by June 21, 2018. There are 2 positions open on the Board.

**Homeowners Forum:** Rita brought up proxies and how soon they would be out. Dave said he'd mail them out probably next week. Carol brought up concerns about holes and smells in her unit and it was discussed that the plastic covering in our units may come down anytime and if anyone had holes, they may plug them up. Casey had a question on the monies going into our reserves/savings account and Dave said he would clarify how that money is being spent and where the reserves are and how much that amount is.

Gary motioned to adjourn and Nick seconded. Meeting adjourned at 7:59 pm.  
Next meeting: **Annual meeting, July 19, 2018 in the Party room at 7 pm.**