

**Lanai Condominium Association**  
**Board Meeting Minutes**  
**October 21,2021**  
**via Zoom and in person**

Meeting was called to order at 7 pm by President, Gary Jugert. In attendance were: Matthew Lea, Frank Branham, Sandi Smith, Madelyn Casey, Toby Clark and Chrisann Steurer. Wendy Klein, CAP Management, was also in attendance.

Approval of last month's minutes: The minutes from September were reviewed on screen and Frank motioned to accept the minutes from last month. Matthew seconded. Motion passed.

**Treasurers Report:** Toby reported that we have \$34,449.72 in our operating cash. Our special assessment balance is \$112,365.30 making our Cash on Hand equal \$146, 815,02. This is down a bit from expenses this month. Our reserves are at \$189,529.26 making our total assets at \$335,344.28. He pointed out our legal expenses are still high. Also, line 710 shows electricity costs are up as well.

**Budget presentation:** Toby went through the presentation of the budget and proposed an 8.6% increase next year to the HOA dues. At this time, we do not have a bid on the dumpster fire code compliance we need to build to make the building safe from dumpster fires as the fire marshal and Denver code has demanded. We will attempt to adhere to the extra elevator reserves program of 12% each month but that will depend on any unplanned maintenance or other expenses that might occur. A pie chart showed our allocations through September of this year and Maintenance and Supplies were the biggest chunk at 31.9% of our income. Reserves stand at 17.1% and the others are all less than that. He gave a comparison in the Maintenance section of the budget explaining where we could maybe budget less next year than this because of one-time expenditures. This comparison totaled the budget for this year at \$558,030.00. This means that next years HOA monthly amounts will be (approximately):

<b>Now</b>	<b>2022</b>
\$642.48	\$698.45
\$439.67	\$476.97
\$427.91	\$464.13
\$383.31	\$415.31

Elle asked about the fire dumpster numbers and the answer was we're looking at outside and inside fixes and we don't have a quote yet on either. We could possibly use dollars left from the Special Assessment if any is left over from that project. Frank asked if Denver has any minimum requirements for buildings like ours and Lenny responded that the fire department wants an engineer to draw up the plans and they will either accept them or reject them. Ron asked about a lesser cost of putting the trash out back and he was told there are utilities underground out there and it might be tricky. A letter was read from Margaret in 1005 about what could be done about residents that can't afford the rate increase again this year and could we improve the bylaws to restrict how often the Lanai HOA can increase monthly fees and special assessments?

**Manager's Report:** Wendy reported that the financial exchange was going well with CAP. Windows will be coming in the gym area next week, Tuesday and Wednesday. The gym will be closed for those days to set those windows. The sprinklers are turned off outside and next Wednesday, 10/27/21 the lines will be blown out. The bike room has been cleaned and is ready for a new plan to increase the number of bikes in that area. She reported she will have different hours next week and those will be posted on the door. Our

elevator inspections are done but the new electronic boards are not here yet. She found the thieves (2) that entered the building last week by the back door about 3 am Sunday morning. We have filed a police report and there was a discussion on how to better our security in the building. Some mentioned the need to hire security and there is a plan to replace the back door with a fire door that shuts every time. We discussed the water turnoff last Friday, 10/15/21 that was a surprise to the entire building! The board emphasized that the blame was on CAP management for miscommunication. They are aware of our discontent. Wendy also assured those with HOA payment concerns that CAP will issue credits where they are due.

**Presidents Report:** Gary talked a bit more on the trash issues and that the Board will work out the details when they have more concrete numbers to work with. There was a mix up on renting out the library for meetings. For small meetings there isn't a need to rent the room. For parties and larger occasions, the room needs to be rented out. The damage deposits for the Ohana room rentals will also be looked into to see if it's necessary anymore. We've given the washing machine company a deposit to look into changing the machines over to an app-based payment system instead of using quarters.

**Committees:**

- Green Thumbs report: none
- Social Spaces report: none

**HOA forum:** none

Gary called for the meeting to be adjourned at 8:13 pm. Frank motioned and Maddy seconded. Motion passed. Next meeting: November 18, 2021 in the Ohana room at 7 pm.