

Lanai Homeowners Association Minutes May 16, 2019.

Meeting was called to order at 7:00 PM by Gary Jugert, President.

Members present: Gary Jugert, Lenny Landis, Frank Branham, Chrisann Steurer, Katie Moriarty, and Mackenzie Clark. Nick Zoller was absent. Also present was David Ariss, Centennial Property Services.

Minutes from last month were reviewed and it was motioned to accept the Minutes from April. Frank approved and Katie seconded. Motion passed.

Treasurers report: Mackenzie reported that we have \$56,371.38 cash on hand. Natural gas checks were finished up last week and are all paid now. Those totaled about \$40,000.00. We did put in a claim to insurance for reimbursement for the natural gas fiasco and it was denied. They said it was normal wear and tear on Xcel's valve and not claimable.

Centennial Property Services report: none

Vice Presidents report: Lenny reported that our heating system is off and is cooling down. Chilled water should be on by early next week and then the air conditioning system will be turned on. This has been a slow process because of the cold snap where we decided to turn back on the heat.

The pool has been filled so he can scrub the sides and clean up the pool. Heater is ready to turn on once the pool is cleaned.

The sprinkler system is better now in the front of the building and works on 3 zones four days a week.

Please check to see if your thermostats are eligible to set to cooling...if not, contact Lenny to change those out. He can order new ones for a cost and then will replace them for a small fee. Watch for a letter to come out towards the end of summer to patch up the natural gas holes made in your units. We need to make sure all leaks are fixed before we patch up the system.

Presidents report: Gary explained that the windows on the south side of the building are not in our budget. The ones that the building fixed on the north side a few years ago were because of structural damage to the building and that's not happening on the south side.

Elections are coming in July....we are looking for interested people to be on the Board. There will be 3 vacancies and the letter of interest needs to be turned in by June 20th to David Ariss.

Group reports:

Green Thumbs- Kate Landis will be taking over for Chrisann as leader of the Green Thumbs group. She is looking for a volunteer for Friday's to water the roof and pool area. There is a 9 am group meeting this Saturday, May 18, to plant the roof and pool area. All are welcome.

RoofTop group: Bob Collishaw is now in charge of this group and reported that the grills have been changed out to natural gas and are ready to install. He's looking for volunteers to help out with this group and they will be meeting on week nights to figure out plans for this year's work on the rooftop. He plans to have some fundraising opportunities and projects to help defray the costs of the project and get more folks involved. Gary let him know the gas line to the grills is already budgeted but the finishing of the grill work may need to be arranged.

Rentals: There are 6 spots coming available for rent with all the change outs in selling units and renters moving. Amber has the list of who is coming up on the Rental pool list and will handle getting ahold of those next up.

New Business:none

Old Business: The rules that Gary presented last month were reviewed and Lenny moved to accept the new rules to replace the rules in the owners manual. Frank seconded. Motion passed. It was stated that maybe the rules should be on the homepage of the website so it would be easier to access them. Gary will let Luella know this.

Move ins and construction have been plentiful but are only helping the value of the building. It was suggested that a one page FAQ for the Lanai rules could be put in the lockbox out front to help out the new owners and realtors with common questions.

All push carts need to be kept over by the recycle area now or we could be fined for blocking the fire panel area where they used to be. Please remember to park them by the recycle.

HOA forum: Judy wondered when the bike storage area would be available. Gary said they would work on cleaning out that room and getting it ready soon. She also asked about our break in. A resident let the burglars in that stole bikes and a door opener. Police are involved and the code has been changed on the door openers for security.

Katie wondered about calling the tow company when cars in the back lot were parked illegally.

Gary said we could call Wyatt towing anytime on weekends when appropriate.

Megan wondered about a new yellow tag for guest parking....Amber is working on new tags for everyone to replace the old yellow ones.

Carol wondered about power cleaning the garage. Gary said that will be done soon. She also requested help with filters on the new screens for our FCU's....Lenny will make a list for helping with that.

Gary called for the meeting to adjourn at 7:47 pm. Chrisann seconded. Meeting adjourned. Next meeting is June 20, 2019 at 7 pm in the Ohana room on the 12th floor