

Lanai Homeowners Association Minutes April 18, 2019

Meeting was called to order by Gary Jugert, President, at 7:00 pm
Members present were: Gary Jugert, Frank Branham, Mackenzie Clark, Lenny Landis, Katie Moriarty, Chrisann Steurer and Nick Zoller. Also present was David Ariss, Centennial Property Services.

Treasurers Report: Gary explained the Profit and Loss Budget vs. Actual stating total income through March 19 was \$131,685.34. Administrative costs are a bit under budget and our Contract Labor costs are over because of the Natural Gas line leak on line 505i. The negative balance on 505j is a reflection of the insurance deposit monies we received for the sewer repairs. Line 655 reflects the cost to install 2 drains in the 12th floor bathrooms. Gary and David are working on the projects from last year showing up in this year's books and not having a budget attached to the projects which makes it become a negative balance for lines 660-667. Those projects were paid for out of special assessment monies. Total cash on hand as of March 31, 2019 was \$97,763.38. It was asked of the Board how much cash is being budgeted back into our Reserves by years end and Gary said he hoped to add back in \$90,000 but realistically it could be as low as \$60,000.

Construction Report: Lenny stated that we are 98% finished with all our projects. The engineers are still working on the water boiler system and we still need a special control valve for the chiller system to work. Usually it takes 2-3 days to change over to the chiller system but this spring may take up to 4 days to change the system because it hasn't been used in 2 years. The pool needs water in the pool to be heated up in order to open and that will happen soon. We are getting plenty of heat in the building and most seem pleased with their new systems. Mark Wiswell had a concern about his curtain rods not fitting back into place after the construction.

Centennial Property Report-none

Committee Reports:

Social- no report

Green Thumbs- Chrisann asked for residents to help water the pool area and roof area this summer when the plants are blooming. If anyone wants to help out, contact her in 1101.

Rentals-no report

Old Business: Gary has revised and posted the owner's manual on the website and it's clearly written now with no punctuation errors and much easier to read. The Board needs to review it this month and vote to pass the changes next month. The laundry room dryer had to be repaired for a cost of \$150.00 because someone jammed a bent quarter into the mechanism. Please be considerate of our machines and the costs to repair them.

Gary also brought up that Travis, our attorney, is working on our Consumer Protection Data. We are asking him to draft a policy on how we handle resident data to conform with new Colorado laws. By next month, we'll have more information.

New Business: none

Homeowners Forum:

Megan brought up the slamming of the back door to the Lanai. Andy stated that Joe will replace the mechanism on the door by Saturday, 4/20/19.

Chrisann asked if the green pads in the elevator could be taken down when not needed by the construction guys remodeling in the building. Gary said he'd look into it.

There was a trial run with packages being put into the closet and Amber sent a text to let owners know they had received a package. It worked well and we'll continue to work on that process.

Carol asked for a "cheat sheet" with names of contractors and licensing procedures in the building. Amber can help owners with that process.

We have 2 outstanding electrical switches to still be fixed....Lenny will look into that.

Meeting was called to be adjourned at 7:32 pm and Nick motioned and Frank seconded. Motion passed. Next meeting will be May 16, 2019 at 7 pm in the Ohana Room on the 12th floor.