

Lanai Homeowners Association Minutes
June 20, 2019

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

Meeting was called to order at 7pm by Gary. Minutes from May were reviewed and Frank motioned to approve; Lenny seconded. Motion passed.

Budget Recap:

Total assets: \$59,070.94

Income is what we expect it to be. Due to all the unforeseen expenses (i.e.: natural gas bill, snow removal, floor drains on the 12th floor, elevator repairs, etc.) we are not spending anything, so we will be under budget going forward.

Building update-Lenny:

- Air conditioning is up and running. No complaints. We have a new company running the maintenance for the air conditioning.
- Please give Lenny feedback about the temperature of the pool. He is trying to keep it at 82 degrees, can go warmer is people so desire.

Green Thumbs-Kate:

- The plants are recovering from the recent hail damage. Let Kate know if you would like to help with plants around the building.

Rooftop improvement-Donna:

- A group is getting together to discuss what we would like to do with the rooftop, once we have money to spend.
- Grills-There will be instructions for use.
- Social events, movies, etc., in the future.

Presidents report-Gary:

- Currently we do not have any extra money to spend, but we are preparing for when we do:
- Getting bids for carpeting and painting the 12th floor.
- New grocery carts
- Bicycle rack

New Business:

- Board of Managers July election and annual meeting-Toby is running for the board. He is already a member of the Green Thumbs.
- Discussion on hiring Lenny as the building maintenance coordinator. This position would be part-time. He will step down from the board. Lenny knows this building better than anyone and

has been incredibly helpful thus far. Hiring Lenny would be a much less expensive option than hiring out.

Homeowners forum:

-There was concern over the dumpster in the back of the building taking up guest spots. Should we have rules over how long they can be there, and should we charge rent?

-There was discussion over the decision to rent unit 101. There have been multiple meetings where multiple options for the unit were discussed. The board is very comfortable about their decision to rent and in a year, we can re-evaluate the decision.

-There was a question about updating windows on units that are considered "too high to work on." Sue has information on a contractor that is willing to do the work.

Frank called for the meeting to adjourn at 7:52. Nick seconded. Meeting adjourned. Next meeting is July 18, 2019 at 7pm in the Ohana room on the 12th floor. It will be the annual meeting.