

**Lanai Condominium Association  
Board Meeting  
July 16, 2020**

Meeting was called to order at 6:15 PM (right after the Annual meeting) by President Gary Jugert. Members present were Gary, Frank Branham, Toby Clark, Chrisann Steurer, Mackenzie Clark, John Pantelias. Absent was Matthew Lea. Also present were Joe Schmidt, Building Manager and David Ariss, Centennial Property Association.

Minutes from the June meeting were motioned to be passed. Toby made the motion and Frank seconded. Motion passed.

**Treasurers Report:** Toby reported that we have \$111,942.47 cash on hand. Our reserves are up \$5000.00 to \$63,163.29 and that's what we have budgeted this year to add each month to our reserves. Our total cash on hand and reserves total to \$175,105.76. It was asked how much our HOA dues bring in each month and the answer was \$47,000.00. Line item 662 was also mention as over budget and that's because of the boiler replacement that was not budgeted this year. That amount is \$33,984.11. Otherwise, the finances are \$18,855.44 ahead of last year at this time.

**Manager's Report:** Joe reported that the pool rules were working and that we are keeping pool checks on numbers and cleanliness each day. He also mentioned we need to be in compliance with fire safety and noted that no one should have a large propane tank on their lanai. The fire code will not allow this in Denver. The arborist was here today and said the tree on 8th Ave is dead and will need to be removed. We have to pay to take down the tree and close off the street and then the city will replace that tree with a smaller one. It was brought to his attention that the homeless are using our electricity out front and that we need to cover that outlet and lock it. Lenny will take care of that.

**Maintenance Report:** Lenny reported that the compressor for the air conditioner was under warranty but is still not finished being hooked up. New valves should be in Friday to finish up the job, but they will work on Saturday if need be. Noise in the stairwell at the North end should be better now. He also reported we passed our Fire Inspection from the City. We did have two violations but those were easily fixable. We moved the bicycle blocking the fire door in the north end of the garage and are putting new caps on the water charging equipment outside for our irrigation.

**Green Thumbs:** no report

**Rooftop Group:** Mackenzie reported that we are about 2 weeks out for new furniture to arrive for the south end of the rooftop. We are also cleaning up odds and ends in the Library and selling a few pieces to make more room in the Library and clean it up. We'll need to paint and remove a bookshelf before carpeting arrives and then the group will decide on decorating. No new funds are allotted this year for furniture.

**Old Business:** Gary addressed the rental cap discussion from last month and handed out a sheet with some modifications to propose. One modification is to allow immediate family members to not be classified as renters. Right now, that is the case. The other modification is

on the waiting list proposal. If a resident is on the list and a resident wants to rent, the list will be called and the owner has one hour to accept or reject the offer to rent. Those are both new modifications to the changing the cap to 20% instead of 25%. The discussion was lively with clarifications from the Board and discussion from the floor. The discussion was tabled until next month and no vote was taken.

**New Business:** none

**Homeowners Forum:**

- Luella had a concern about a work order that had not been answered in a timely manner. Joe addressed that and said he'd look into it.
- Chrisann had a question about cars backing into parking spots outside that backed into the building. Joe said he'd look into that.
- There was some discussion on switching around spots in the garage to accommodate the cars that are now sticking out of their spots. Joe will talk to the one spot to pull up as the leak has been found that was dripping in their parking spot. Lenny has some suggestions for moving some cars around to help the situation.
- The leak in 201's parking spot is coming from 1102 and that will be fixed.

It was motioned to adjourn at 6:58 pm by Frank and seconded by John. Motion passed.  
Next meeting: August 20,2020 at 7 PM in the Ohana room.