

**Lanai Condominium Association  
January Minutes via Zoom  
January 21,2021**

Meeting was called to order at 7 PM by President Gary Jugert via Zoom. Those in attendance were: Frank Branham, Matthew Lea, Toby Clark, Chrisann Steurer, Geetha Sivanandam. Absent: John Pantelias. David Ariss, Centennial Property Association, was also present.

December minutes were reviewed and a motion to pass was made by Frank and seconded by Matthew. Motion passed.

**Treasurers Report:**

- Toby reported that as of year's end, our current operating from checking/savings was \$35,568.43. This was low because of a check for \$84,500 we had to pay to Apollo for the new boilers. That amount will be paid back into the account in the next years financials from the Special Assessment collection.
- Our reserves are at \$88,893.39 making our Cash on Hand balance at \$124,461.82.
- With the Apollo check and extra costs for the boilers, our budget was \$126,065.89 over budget for boiler work. Years end balance was \$151,594.22 over budget because of electric repairs and boiler expenses.
- He also stated that assessment monies have been coming in and are due by Feb.28, 2021. Those monies will show on the 2021 financial statements in a separate line item.

**Maintenance Report:**

- Lenny reported that the transition is going well with CAP Management. Ryan is our Maintenance man here in the building on Mondays and Thursdays for 8 hours each day, 7:30 am - 3:30 pm. Lenny has been cleaning up paperwork and handing it over to them to manage. Ryan started with the standard preventative maintenance and will be keeping up with work orders as they arrive.
- CAP has a sustainability department that will help us here with energy programs, carbon footprints and recycling.
- Apollo was in the building this week and checked our water system. It should be ready to go in two weeks. We also have a proposal on a recommendation of an automatic treatment system on the chiller/cooler. It was asked if we learned from the last boilers what went wrong and if the problem has been fixed sufficiently. Lenny explained that the boilers weren't flushed properly which led to corrosion and we are cleaning that up now. The water has improved and with our new contract with Apollo, we will have monthly tests of our water. We are still working on exact answers as to what went wrong and will let the residents know when we know. We have contamination in our valves, but we now have a corrosion inhibitor.

**Reports:**

- Green Thumbs: nothing to report
- Social: Chad gave a shout out to Donna and Gary and Toby for the Christmas decorations and also de-decorating. The Library is open for anyone who wants to relax and read a book.

**Presidents Report:**

- Gary reported that Wendy, from CAP, is working out well and in the office downstairs now on Tuesday, 9-11 am and Wednesday, 2-4 pm. She's working to update current emails for everyone and make sure the insurance forms are up to date.
- A portal application has been sent out for those who wish to be connected to CAP. These will be used especially for work orders and updates on construction in your units.
- The phone number on the office door is the number to call if you need her when she's not here. There's also an after-hours number as well.

- The cell phone for the Lanai will be discontinued and each resident will need to have a way to get in the building without the manager letting them in. If there is an emergency, call 911. If you have water leaks, let someone in the building know immediately. Otherwise, call CAP at 303-832-2971.
- He also talked about the Special Assessment payments. All are due by Feb. 28th. If you need more time, let the Board or David know you'll be paying five equal installments from January through May.
- Video monitors in the lobby and 2nd floor will be updated soon. Let Gary know if you have news you wish to be posted.
- Right now, the new management is also working to update the cameras and the Door King and fob system in the building.

**Old Business:** It was requested that we revisit FHA recertification. It has been discussed at length and the Board feels it's not something we want to change because of the changes the Lanai would have to make regarding rentals in the building. For now, we are not revisiting.

**Homeowners Forum:**

- Frank asked for the shopping carts to be returned. This issue is frustrating and if anyone has these in their units, PLEASE return them so everyone can use them.
- Elaine reported some water damage in their unit.
- Chrisann asked about the timing of the roof repair and if it's been scheduled yet. We need to give this to CAP to orchestrate and keep the repair going forward.
- Lenny wondered about quarters. There are quarters available at all banks, Safeway, Trader Joes and Ideal. King Soopers still won't give them out.

Meeting was called to be adjourned at 7:59 pm. Chrisann called for a motion and Frank seconded. Motion passed. Next meeting, Feb 18, 2021.