

Lanai Condominium Association
Monthly Meeting
October 17, 2019.

Meeting was called to order at 7 pm by Gary Jugert, President

Members present: Gary Jugert, Frank Branham, Chrisann Steurer, Katie Moriarty, Mackenzie Clark, Toby Clark. Absent: Nick Zoller. Also present: Joe Schmidt, Property Manager and David Ariss, Centennial Property Association.

Minutes for September were approved.

Management Updates: Joe discussed the garage cleaning and stated all went very well. We will have panels to cover up has holes in units that had construction to get to the gas problems in their units. Contact Joe if you need one of those panels and he'll coordinate that work for you. It's best to give him a week's notice. Joe Mattern is the contact person to match a front door.

Groups:

Green Thumbs: Gary gave the report for Kate that this group would like help with fall planting. Contact Kate Landis for that.

Rooftop: Movie nights have gone well. Any ideas for group movies are welcome. Octoberfest will be Oct 26th on the roof from 5-9 pm with home-brewed beers, food and music. All are welcome and it's a donation affair.

On October 30th, the movie Hocus Pocus (or another Halloween movie) will be shown inside for everyone's viewing pleasure. There is also talk of planning a Thanksgiving potluck and more information will be out later. BBQ grills are still in need of being completed and finished but that should happen soon and please remember to get trained if you wish to use the grills. Contact Bob at home, 810.

Presidents Report: The budget report will be at the end of the meeting this time. Our hot water problem still needs some adjusting and we're waiting on the engineers to come fix our boiler. We have a new Tesla in our garage and the owner is in the planning stages for electricity to hook up the car. This seems like an easy fix for us and this car will be the test pilot for how we can manage electric cars. The owner is responsible for paying for the electricity to be hooked into our system and then the monthly usage fees as well.

Old Business: Our elevator doors need repairs and the Board motioned to approve repairing the outside elevator doors on each floor. This work will be done during the first week of December. The cost is approximately \$33,000 and will take a week to finish. The elevator should be working during the evenings but will need a 48 hour period that

it will be completely down. There will be an email blast to let residents know this information. Board voted and approved the motion.

Bike room rules were discussed and motioned that the Board approve the new rules with a few corrected changes. Board voted and motion passed. The bike room should be available by end of year.

New Business: Service dogs were discussed, and it was proposed that the residents who need a service animal will need to sign a release that it is a service dog. The city of Denver considers it a crime to say a dog is a service dog when it isn't a service dog. Owners will be required to sign that form.

Treasurers Report: Our total reserves are up to \$122,932.22. Cash on hand is \$90,699.73 and our reserves are at \$32,232.49.

Toby presented his slide show on the budget increase that is now posted on our website. Here are the highlights of his proposal for a 20% raise in HOA fees:

- Expenses we Budget
- Income we Budget
- Previous Year's Results
- Good News/Bad News
- Reserve Study 2016 and Recommendations
- Major Repairs we've Accomplished
- Future Projects and Costs
- HOA Assessment Comparables
- Future Costs and Assessment Costs
- HOA (20%) Monthly Amounts
- Assessment Catch up Idea

There was a major discussion on both sides and residents had time to discuss their ideas. Gary and Toby asked anyone with differing ideas to please take them to Toby to see if the math works. There was a short discussion on eliminating cable from the HOA dues that would save the owner about \$35/mo. if cable was not part of the building. We will get a Comcast representative out to discuss prices with the residents. This will be voted on next month. Please get involved and talk to your board members if you have concerns or questions. Gary reminded us what a great location and building we live in.

Homeowners Forum:

Judy researched rents in our area and noticed they have increased 48% since 2010 and she would like the board to consider raising the rent on unit 101. Also, to watch for shopping carts being used by construction (or anyone) and being left in the parking lot. She is also in favor of keeping cable in the building as part of the HOA.

Katie wondered why the outside back lights were not on in the evenings. Joe said he'd have Lenny look at the adjustments when he got back.

Meeting was dismissed at 8:10 pm and adjourned to Exec Session. Next meeting will be November 21, 2019 at 7 pm in the Ohana Room on the 12th floor.