

Lanai Homeowner Association Minutes March 21, 2019

Meeting was called to order at 7:00 pm by Gary Jugert, President.

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

Treasurers Report: Mackenzie reported that we have \$121,323.00 of checking and petty cash combined with \$26,296.94 in savings gives us \$147,566.94 cash on hand in our savings/reserves. We did have to borrow from the savings account to pay the gas bill and we did receive \$114,000.00 from insurance for the sewer repairs. We are over the amount in line 750 in Profit and Loss Budget vs. Actual because of paying Andy Steurer back pay.

Construction update: Lenny reported that the circuit breakers are 98% done. Filters for our FCU's are still standard for the 45" grates but the 48" grates will need 2 22x24" filters to fit that opening. The hot water issues are still not corrected but the engineers are still working on our mixing valve to figure out a solution. Chrisann publicly apologized to the audience for the project taking twice as long and Gary commended all of us for withstanding the whole project. The board applauded the residents for being so patient.

President's report: Gary thanked David for putting together the information for the insurance claim and working diligently. There is a punch list for anything that isn't finished to your satisfaction in your unit but if you need to report anything, it must be done soon. The bigger vents for the air filter returns are on order and should be here within 2 weeks. Gary met with folks in the Dorchester building who are preparing for a similar HVAC project, and their bids are much higher than the Lanai's bids. The gas line replacement and sealing is finished and we are submitting bills to the insurance to see if there is any compensation.

Miscellaneous issues:

*A discussion was held on buying a new ice machine for the building and was decided not to buy a new one.

*Digital locks were discussed and it was decided that it's the owners' responsibility to keep the office informed of the code to that lock or give the office a physical key. If there is an emergency, the Lanai has the right to break down the door if there isn't a code or key on file.

*We have a new elevator maintenance company, Theissen Krups that will be our new provider as of 4/1/19

*Storage units T and Q are for rent and can be obtained by talking to Amber during office hours.

*Association parking spots are all taken as of now. There is a waiting list in the office.

*Mail packages- the US Postal Service will no longer take the packages to our doors so we need to figure out a space to put the packages that is secure. We talked about the closet by the elevator and maybe even in the front lobby with some sort of storage unit where the pictures hang now. No conclusion was made but we need to continue to solve this problem.

*Bike storage- there will soon be storage when the back work area gets cleaned out in the garage.

Near term planning- Gary says we will not be spending monies on projects until later in the year when the reserves have built back up. Painting and the 12th floor projects will have to wait. The 13th floor needs some repairs and there are bids coming in for those. Units on the 11th floor have been experiencing leaks in their units because of water on the roof.

Long term planning- Elevator issues (early, rough estimates show 4 months to repair and cost \$350,000). Roof repairs will be needed in the future.

Gary thanked several people for their help in the construction project including: Andy, Lenny, David, Frank and Chrisann. The board thanked Gary for his perseverance in finishing this project and doing a great job.

Homeowners' forum:

Matt asked about unit 101's status and Chrisann told him it is rented now to Sue Boorn until May 18, 2019 and then the Fowler family will be renting in June for a year at \$1500/month which should bring us \$18,000/year income.

Judy brought up concerns with changing the pool rules to allow music. She is bothered by the music and isn't sure how to manage it when it becomes a nuisance. Gary assured her we would keep tabs on the noise levels and someone would always be available to call and take care of the problem if the noise got too loud.

Elaine has a parking space available for \$100/mo. and Rockies tickets for April 8, 2019

Kate wondered about the rooftop grills and Gary said they should hopefully be in this season but it depends on our money situation.

There was a concern about the pool opening sooner this year and Gary said we're slated to open in May and hopefully stay open later in the year because of our new system.

Frank called for a motion to adjourn. Nick seconded. Motion passed at 7:44pm. Next meeting in the Aloha room is April 18, 2019 at 7PM.