

Lanai Homeowners Association Minutes
November 16, 2017-Unapproved

Members present: Gary Jugert, president, Frank Branham, Katie Moriarty, MacKenzie Clark, Lenny Landis, Nick Zoller and Avi Bencomo, building manager. Chrisann Steurer was absent. Also present was David Ariss, Centennial Property Services.

Meeting was called to order at 7:01pm by Gary Jugert, president. Minutes from the October meeting were motioned to be approved by Gary. Motion passed. October minutes are approved.

Vote and Survey Results:

-Vote for/against the HVAC project: 76% for (approved to proceed), 5% against, 19% did not reply
-Monthly/upfront survey: 70% chose upfront, 8% chose monthly, 22% did not reply

Final Vote: Special Assessment Invoicing: Gary motioned to approve upfront billing. Frank seconded. All board members unanimously approve the pay upfront option.

Final Vote: 2018 Budget: Gary motioned to approve the 2018 budget, Lenny seconded. The budget is approved.

Treasurer's Report: MacKenzie reported \$444,000 total checking savings. The updated laundry is higher than our original budget, but the energy efficiency of the machines should help with this.

Manager's Report: (provided by Avi)

-Laundry Room Reminders It is very important that everyone use the High efficiency detergent. Detergent Pods go directly into the washer, not the pullout part. Put the pod in before your clothes. Sequined clothing should not be put in the dryers. (the gas dryers could melt the sequins). Check the top of the drum of the washer because sometimes clothes get stuck to the top.

-HVAC-The boiler was down for an evening due to a leak in another unit. We have a plumber with a solution to fix minor leaks as they happen from now until the project starts. This plumber's pricing is reasonable due to the situation and he knows we have the project coming up. If a leak occurs notify Avi first (report it immediately). Avi has the contact information for this plumber. He will post information and an email will be sent with this information as well.

Centennial Property Services, Inc. Report:

-Electronic Payments for Special Assessments -David talked to the bank and we can do regular ACH, direct transfer, or checks. We will have more info on how what our options are soon.

Group Reports

-Rental/New Resident Report: Katie reported that there is one new renter in the building and there is one rental unit option open going to the first owner on the Rental waiting list.

-Green Thumbs: Nothing to report.

-Social Committee Plans: Donna reported that the trimming on the tree in the lobby will be on the Saturday morning after Thanksgiving. The Hanukkah celebration is in the works. More details soon.

-Website Report: The special project page will be updated soon.

President's Report: (presented by Gary)

-Email Blasts: If you are not getting emails: either we do not have your email, we do not have your correct email (please confirm with Gary), or it is going into your spam box.

-Construction Plan as We Know It Right Now: We are going to be posting bulletin boards on the first and second floor to relay with updates about the construction as it is happening.

-Gary presented an updated HVAC slideshow with pictures, history, plan of action. Please check the website for this slideshow. Here are some of the important highlights:

-We need to order the fan coil units in the next 30 days otherwise they will be on backorder for a year.

-Stonebridge Builders is the contractor for the boiler, plumbing, and drywall.

-Asbestos Abatement Inc. will be opening up your walls.

-Asbestos results came back, but we have some questions to clear up before we send out the report. The price will come down a little due to these results.

-Upfront payment was voted on and approved. A mailing with payment details was sent on Nov 17th, 2017. Contact management if you do not receive the bill. Payment can be made beginning now through February 18th. Payments made after March 1st will be subject to fines, late charges, interest, and collection costs.

-Contact your insurance and financing providers to help you with how to pay.

-Handymen are available if you need help moving furniture, etc. Contact Avi.

-January-April-Asbestos mitigation begins. They will be staging construction in various places around the property.

-We will provide a work calendar once it is available so you can plan.

-Late April-The boiler will be shut down/pipe replacement.

-There will be no cooling this summer as there will be no pipes.

-The Swimming Pool may not be in operation since it also runs off the HVAC system pipes, but we are researching alternatives.

-Late Sept- project is complete.

-We will be sending multiple emails as the project progresses. If you have questions, please email Gary. Avi is your best source for day to day updates.

-If you do not use email, let Chrisann know, and she will print a copy out for you and slip it under your door.

-Question-What if we lose heat again? Worst case scenario: We have an HVAC team that can bring in a boiler to heat the building.

-EnergyStar and Energize Denver Programs (presented by Lenny)

The Lanai Condominium Association has joined the Energize Denver Program and the Federal EnergyStar Program to participate in the City of Denver and EnergyStar energy benchmarking program. We enter our utility usage (electricity, natural gas and water consumption) into their benchmarking database. We then receive an Energy Star rating for our building. We currently have a rating of **81**, which is a percentile rating and means that our building is more energy efficient than 80% of comparable buildings in the entire nation. The average rating for comparable building in Denver is **62**. A rating of 75 or higher is considered "Excellent."

Our past lighting upgrades have made a positive difference, and our upcoming heating system upgrades will make an even greater difference. After our next round of efficiency upgrades we will apply for an EnergyStar Rating for our building and will then be able to display the EnergyStar Rating logo on the building and in Real Estate listings. Congratulations everyone.

-Xcel Energy Audit: Avi has applied for an On-Site Energy Audit. They will make additional recommendations for efficiency upgrades, new equipment costs and payback periods.

New Business:

-Guest parking will be going away in January due to plumbing project, so we will revisit guest parking concerns after the project.

-HOA Parking and Storage Rules and Procedures- We are drafting a lease for parking spaces and storage units. This will be a year to year lease. We have some units available for rent, talk to Avi if you're interested in renting a storage unit.

Homeowners Forum:

-No topics to discuss.

Gary adjourned the meeting at 8:12pm. Next meeting will be December 21, 2017 at 7pm.

Adjournment to Executive Session