

Lanai Condominium Association

December Minutes

Dec. 16, 2021

Meeting was called to order at 7:01 pm by President, Gary Jugert.
Members present were: Toby Clark, Chrisann Steurer, Frank Branham, Matthew Lea, Sandi Smith and Maddie Clark. Also present, Wendy Klein, CAP manager.

Minutes: The last months minutes have not been posted yet so there were no minutes to approve. We'll approve them in January.

Treasurers Report: Toby let us know the preliminary financials are still being worked on by CAP and we'll have a report at the beginning of the year to discuss at our next meeting. Our Balance Sheet was not correct but he did report that our Special Assessments were at \$103,000.00 and our Reserves were at \$210,688.00. Our Operating Account was at \$15,000.00. Total Cash on Hand was \$329,169.00. Our operating account is down about \$27,000.00 because of unexpected expenses this month, including: snow removal bills from the year (\$5500.00), an Association leak on the 11th floor (\$7400.00), and legal fees (\$16,000.00).

Security Report: Our squatter has been gone now for 10 days and his picture has been taken down in the building. Bids are out for the glass replacement in the lobby. Camera upgrades have been approved by the Board and replacements should be much better cameras. A replacement for the back door, pool door, garage small door, boiler room door and 13th floor doors are being researched. Our Councilman, Chris Hinds, will be in attendance for our next meeting on Jan. 20 to answer some questions about security issues in our area and what the City of Denver is doing to keep us safe. Please come and join the discussion. We are looking into a Security company, CCS, to see if we need extra patrols in the early morning hours of midnight-4 am.

Manager's Report: Wendy reported our new porters are Derrick and Anthony. They will be in the building painting in the garage area, power washing the garage floors and doing our work orders. Our mailman, Stu, is being moved to another part of the city and we'll have someone new. Toby will check to see if we can get the exercise machines cleaned in the exercise room. The back railing that's fallen off has been approved to be replaced and Wendy will check to see when they will be out to finish that project. Andy also noted the filter from the dryers in the garage needs attention and has for about 3 weeks.

Motion was called by Frank and seconded by Maddie that we adjourn for cookies and beverages. Motion passed. Meeting adjourned at 7:25 pm. Next meeting, Jan.20, 2022 at 7 pm in the Ohana room.