

Lanai Condominium Association

June 2022 Minutes

By Zoom and In-person

Meeting was called to order by Frank Branham, Vice President at 7:02 pm. Those in attendance were: Toby Clark, Chrisann Steurer, Matthew Lea, Sandi Smith and Maddie Casey. Gary Jugert was present by Zoom. Also in attendance was Wendy Klein, CAP management.

Minutes: May minutes were reviewed, and a motion was made to approve the minutes by Matthew and seconded by Toby. Motion passed.

Treasurer's report: Toby reviewed the April financials to show where monies had been moved into the correct accounts and now were ready to approve. Motion to approve the April report was made by Frank and seconded by Chrisann. Motion passed.

Financials for June were good and Cash/Checking = \$285,834.07. Special Assessments are now at a zero balance and Reserves = \$264,591.90. This makes our Total Assets = \$561,212.64. There are still some funds from the legal matters that have not been moved into Reserves yet and there is an invoice out for Apollo for \$37,000 that will change some of the accounts. We've had some costs for Deferred Maintenance to the building that will also affect the accounts. Motion to pass the Treasurer's report was made by Chrisann and seconded by Maddie. Motion passed.

Building Manager's report: Brandon from CAP gave a presentation on Energy Benchmarking. This is basically finding our costs of electricity and natural gas in the building and dividing it by the square footage of the building to get an energy EUI. The city has set goals for Denver buildings to work towards lowering energy usage. The Lanai has paid a \$100 fee to the city to start this process and the baseline has been set at 67 from data from 2019 to use to start the monitoring. The goal in 2030 is to be at 44.2 as a baseline and each year a number will be assigned to be the baseline until the goal is hit. The Lanai already has some great numbers on our Energy Star score and thanks to Lenny, we are in ok shape. Brandon will give us quarterly reports from Touchstone IQ software and keep us working on lowering greenhouse gasses.

Wendy reported that the pillar out front is still ongoing and there was some discussion on how long USAA will let us take to repair the pillar. The sprinklers are repaired on the South side grassy area. When we put in stakes to keep out the homeless, we accidentally hit some of our tubing and made holes in the system. The A/C unit on the 13th floor is here but not functioning yet. Hopefully by the week's end it will be up and running. HB1137 passed and will make some changes in how we collect overdue bills from residents that are behind in paying their bills. The Board will look into those changes and make the necessary changes to their policies to be in compliance. The Garden shed door still needs some kind of lock or signage to keep folks out. It was asked about the way residents were notified about their storage lockers being broken into on June 5th and Wendy admitted that no one was notified about the break in. One resident was affected and asked if they could be notified in the future of any incidents.

Group Reports:

Green Thumbs: None

Social Spaces- Toby let folks know about the Happy Hour will be next week on Tuesday, June 22nd at 5:30 pm in the Ohana room. These will be monthly on the 4th Tuesday of the month so we can meet our new neighbors in the building.

President's Report: Chrisann gave a report for Gary and thanked Frank for his years of service on the Board. He's moving and getting off the Board next month. She mentioned the Board elections upcoming next month and that there will be 3 vacancies on the Board. Let Gary know if you intend to run by Friday, June 17th. There is a proposed Owner's Manual on the website that the Board would like to have comments from the residents. Please read through and see if they reflect what we want as a building and our rules to be.

Reminders: no dogs on the roof or in the pool area, no dogs over 40 pounds (including visitors), bring laundry carts back immediately, bring grocery carts back promptly, and please be trained on the BBQ grills before using them. It was brought the resident's attention that CAP management would no longer be working for the Lanai as of August 1, 2022. Chrisann thanked Wendy for her time with us here and announced that Associa of Colorado will be our new managers.

Homeowners Forum:

- Lenny gave the Board a Recommended Lanai Maintenance Projects paper with numerous projects that would improve the Lanai. These included: Restore Fresh air/Swamp cooler fan, replace dryer exhaust piping, replace obsolete and broken motor controllers for pool pump and roof exhaust fans (5), reduce the overcrowded circuit breaker panel on first floor that has 50 circuits and was made for 42. He had some Energy Savings suggestions of: finish replacing incandescent and fluorescent fixtures with LED fixtures, install times on rooftop exhaust fans, replace grass on 8th Ave with low or no-water landscaping. There were also some regulatory projects: swimming pool exit door, automatic chemical pumps for pool, vertical ladder to 13th floor, test garage and boiler room sprinklers.
- Andy asked about thinking about a new entrance on the front of the building if we do indeed have to redo the whole structure out front. Bill Loper added that the structure was built in 1994.
- Dee asked several questions: who's responsible for the pool trash? It's time to address the dog rules as they are not being kept or fined if the dogs are barking or overweight. She also asked again about the cleaning of the area mats around the building and who could come clean those or a service that could exchange them each week. We need to enforce the no mats in front of the doors rule.
- Carol complained that the trash cans are too heavy and Lenny suggested we cut them in half and hinge them.

Meeting was motioned to adjourn at 8:05 pm by Matthew and Maddie seconded. Motion passed.

Next meeting: July 21, 2022 including the Annual Meeting and elections at 7 pm. Ohana room.