

Lanai Homeowners Association

Thursday, September 19th, 2019

Meeting was called to order by President Gary Jugert at 7pm. Members present were Gary Jugert, Katie Moriarty, Frank Branham, and Nick Zoller. Also present was David Ariss, Centennial Property Services, and Joe Schmidt, Office Manager. Absent were: Chrisann Steurer, Mackenzie Clark, and Toby Clark.

Frank motioned to approve the August minutes. Minutes were approved.

Treasurer's Report: Gary

Total Assets: \$102,366.80

Moved \$10,000 into elevator reserve. Once it hits \$400,000 we will get a new elevator.

Budget Recap-We are way under budget on all items other than natural gas. Income is where we would expect it to be.

HOA Comparison Research- Presented by Gary

-Toby put together a comparison of HOA fees in neighboring buildings and other similar buildings in the Capital Hill area. His conclusion is that we are lower than the market rate for HOA fees. We do have a marketability issue if we do not match other buildings and we are on the lower end. Toby will have the report available at the finance meetings. If you have opinions about raising dues, please come to the finance meetings.

Building Update: Lenny

-Pool- Lenny raised the temperature with the cooler temperatures outside. We are hoping to keep it open through the end of September. Suggested we have a pool closing party.

-Bike storage- We have to determine how many bikes will fit and what type of access we will have for the unit.

-Natural gas-Lenny got a call from a resident that smelled gas. Turned out it was a problem with the back of the old oven and not the piping. If you smell gas, be sure to call the manager.

-Seminars- Recyclables, what does and does not go. Electrical safety for the residents.

Movie night-movies more directed towards the "baby boomer" generation. Sci Fi. In the party room.

-Batteries- Thank you for putting them in the bucket next to the free table.

-Lenny and Frank built a wall in the basement. Thank you for solving the problem fast.

Management Update: Joe is the new office manager.

-Joe is quickly familiarizing himself with our vendors.

-He was able to appeal the pool violation for the phone on the southside was not functioning.

They approved for a hearing that will happen in November. Looking to wave or reduce the \$999 fee. Office hours are: Mon/Tue/Thur 10am-1pm. He is pleased to be working for us.

Green Thumbs / Give-Away Table: Kate

- Rooftop- We would like to have one more ice cream social at the pool.
- Movie night- We would like to keep this going through the winter. Kate would like to have holiday movies on the weekends.
- Oct 26- Oktoberfest celebration on the roof. 2 types of beer are being brewed by Kate and Lenny's son. He will be available to educate everyone about the brewing process.
- Give away table- Thanks to all the volunteers to help throw away anything after 3 days.
- Green thumbs- Kate would like to purchase bulbs for the springtime.

Roof Top Improvement Group: Bob

President's Report: Gary

Finance Committee Meetings in the Ohana Room

Gary would like you to attend the Finance Committee Meetings in the Ohana Room

-Thursday, October 3rd at 7:30 pm

-Saturday October 5th at 10 am

No need to attend both meetings unless you would like to. Both meetings will have the same information discussed. Besides raising the reserves, we will be looking to prioritize building maintenance. We want to know what is important to you as the community.

-Elevator- We have a new elevator company and they think it is very important that we replace the door mechanism. This is separate repair and in addition to replacing the elevator later on. It will cost \$33,000. The elevator will be out of business during the day for about a week and completely out of commission for 3 full days. There was discussion about when to move forward with this repair. If we wait too long and the doors break, it will be much more expensive.

- Kitchen access doors or wall patch for natural gas- We are beginning the process of closing the holes from the natural gas project. Please let Joe know if you would like your unit completed first. We will have a sign-up for appointments to have them patched.

- Bicycle enclosure rules- Please do not use it to store bikes that you are not using. We want those that use them regularly to have easy access to their bikes. As soon as we have a rack, we will open.

Old Business for Approval

None

New Business Items for Discussion

- Look into the price of putting a fob on the new bike storage unit.
- Charging stations for electric cars?
- Lenny needs a volunteer to take gallons of paint to a paint recycling location.

Homeowners Forum

-Carol asked to switch parking spots with the black truck in the garage, so parking is easier. Advised to work this out with Joe.

-Can we get a bigger trash can for the back of the building and have it cleaned out more regularly?

-Aesthetics rule discussion- Rule is that the window coverings must be white. Windows in the back of the building are not white.

-Vendors parking in resident's spots. Spots need to be marked "reserved". Sign saying "no large trucks" for the upper back lot.

Frank motioned to adjourn the meeting at 8:08pm. Adjourned to executive session.