

**Lanai Condominium Association
January Minutes
January 19,2022 (via Zoom/in person)**

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

Members present were: Frank Branham, Chrisann Steurer, Maddie Casey, Matthew Lea, Toby Clark and Sandi Smith. Also present, Wendy Klein and Chris Criegler, CAP Management.

Presentation by: Chris Hinds, Denver 10 City Councilman, Officer Munsen and Officer Ulrich, DPD Community Resource Officers.

Councilman Hinds gave a brief overview on our area regarding crime and problems facing Denver since the summer of 2020 incidences and Covid stay at home order. They are aware crime is way up and bike theft rings are a major problem. Recruiting and retention at the DPD is their major concern now and the Star program is working well. This program sends out a police car, 2 resource officers, and a paramedic to answer calls related to mental health. More monies have been allowed for police academies and will eventually help fully staff the system again. Officer Munsen asked us to consider a Neighborhood Watch program to help establish a relationship with officers in the area and our neighbors. He also stated that crime in our area is actually coming down 18% in the last 30 days. Officer Ulrich asked us "if we see something, to say something." Councilman Hinds also encouraged us to report encampments to his office if we see them starting up. There is a Housing and Homeless guide for help on the denvergov.org page.

Treasurers report: Chris C, CAP management CEO, explained that CAP is working on our financials and has hired an auditor to make sure our accounts are accurate and up to date. As of tonight, we had no financial reports from them to report. They are making new accounts and tying everything back to a bank account and they will work diligently until these are accomplished. Toby received October's financials yesterday but didn't have time to review them before the meeting. He assured us November and Decembers numbers will be to us shortly. He offered an apology to us from CAP and took questions for CAP.

Lenny asked about why the locking caps by the front door aren't covered yet and Wendy said Officer Duran is helping that project. There's been many problems finding the right locking caps. He also asked for the maintenance workers to wear recognizable shirts when they are working here. There was a discussion on vaccination concerns for our workers. Also, a concern about porter's jobs and their accomplishments during the time they are at the Lanai.

Minutes:

Both November and December minutes were reviewed, and a motion was made by Frank and seconded by Sandi to accept the minutes. Motion passed.

Manager's report: Wendy reported that the elevator safety test would be Friday, 1/20 from 10 am to noon. New doors for the outside garage entrance, the office, the back and front doors and possibly the Boiler room are in motion. Security cameras have been ordered and should be here in January and also installed. The metal lids for the garbage cans are still needing to be delivered. There is a new lock on the Garden room door. Those needing the code can ask Wendy.

President's report: Gary brought it to our attention that ALL construction projects (except painting) need to be approved. The Architectural review is on the AppFolio app and must be submitted before work begins. Fines will result in units not approving their construction work. It was brought up that we could have a sign on the managers door stating where construction was taking place and for how long.

HOA forum:

- A new resident wondered about installing washers and dryers in the units. Gary and Lenny explained that they may NOT be installed because our building pipes weren't meant to take on that kind of load and our system will not tolerate that.
- Chrisann asked when the garage door openers would be operational again. Gary stated they would be turned on but there will be a large fine for anyone who leaves it in their car and it gets stolen. Wendy will let us know when the system is ready and when to come reset your openers.

Meeting was motioned to be adjourned at 8:26 pm by Maddie and seconded by Frank. Motion passed. Next meeting is Feb. 17, 2022 at 8 pm in the Ohana room.