

Minutes of 1/20/21 GRCCA Board of Managers.

Called to order by President Wandler at 6:22 PM

In attendance: President Wandler, V.P. Oldham, Treasurer Bartsch, Secy. McEncroe, Carl Evans, and Charlynn Caruthers - quorum established.

Staff in attendance - Office Manager Janie Royer and Property Manager Michael Hecht

On agenda for Homeowner's open forum- Daniel , Don

Carl motioned to approve agenda, Charlynn seconded, unanimous

Carl motioned to approve the minutes of the 12/8/20 Board meeting, Aaron seconded, unanimous

No Board candidates present

Daniel Requested permission from the Board to install a dry/steam sauna in his unit. John motioned to approve contingent on a permit being pulled (either by Daniel or a Contractor). Carl seconded, motion passed unanimously.

Don requested permission from the Board to install a small grey shed on his ~ 8'X6'X7.5'H patio. Carl requested that it be the same color with similar siding. Don will re-propose at a subsequent meeting.

Property Manager's report:

- Milusos Maintenance's proposed contract. Aaron has requested copy of old contract from Bob Weiss. Was \$12,200/month. Per p19 of board packet: wants \$146,938.56; also wants 5% year annual increase. Aaron noted that Leo is spending a significant amount of time in Texas. Board needs a calendar of planned time off, not to exceed 30 business days (6 weeks/year). Was gone Sept. 2019-April 2020. Lee (on-site) can handle some plumbing issues, Angel (70th & Federal) is quite competent, but can't respond quickly enough. Michael said he could cover for Leo as long as Leo would be here 7-10 days every 4-6 weeks Oct-April. Treasurer Bartsch proposed that we deduct emergency calls from Leo's salary. In response to Leo's proposed contract, the Board voted on 3 motions related to the proposed contract:
 1. Carl motioned that from March-October Leo would live on-site (w up to 10 business days off), and would put in at least 7 working days/month from November-Feb. Charlynn seconded: Motion passed with 5 in favor and 1 abstention
 2. Secy. McEncroe motioned that for the period November 1 - Feb.28, when there is emergency work that Milusos Mtce. should have covered, and could not, and for which Michael needs to contract with someone else, the cost of said emergency work will be billed to Milusos Maintenance. Carl seconded, motion passes unanimously.
 3. Carl motioned that we counter Leo's proposed annual 5% increase, with indexing to the Denver-Boulder-Greeley CPI, and that we increase the proposed annual contract from \$146,938.56 to \$150,000 effective 3/1/21, Aaron seconded, motion passed unanimously.
- Boiler repairs/replacement- Michael has done a significant amount of work researching options for our boilers. The Board decided to schedule a study session for 2/10/21 at 6:15 (no voting)
- Has found a supplier for parking stickers which residents will need to put in lower left side of their vehicle(s). Carl motioned to approve changes to Section A – Parking/Vehicles/Bicycles, items 10-15 of GRCA Rules and Regulations (attached to minutes), Char seconded, Motion passed unanimously.

- Carl presented information on an "EV dual charger." Purchase and installation will cost \$9,000, and the State of Colorado will reimburse \$7,200. Carl has offered to do the grant application, and motioned to proceed with the grant application (and if approved to install an "EV dual charger"); Aaron seconded, Motion passed with 5 in favor, and 1 opposed.
- Slip/Fall on 12/9/20; Martin [redacted] broke his ankle; Bob Weiss is working with Michele Vanags/State Farm. Frank Oldham offered to be involved for the Board.

Treasurer's report: \$31,000 in delinquencies, Aaron will work on foreclosures with Bob Weiss

V.P. Oldham's report on land sale. Need consent form for each change in the Declarations, as well as a ballot. Carl motioned to authorize Frank to co-ordinate as needed to proceed for the "Second Amendment to the Condominium Declarations for Golden Ridge Condominiums" (attached to minutes). Secretary McEncroe seconded, motion passed unanimously.

Michael has been participating with "American Ninja Warrior," and requests authorization to be gone: 3/23-4/7/21, 4/11-4/24/21, and 5/4-5/25/21. Will be available by phone as needed. Janie noted that, until Michael was hired, that she covered our property management needs, and offered to do so during Michael's requested periods of leave. Frank motioned to approve Michael's request, Carl seconded, Motion passed unanimously.

Next regular Board meeting will be 2/17/21 at 6:15 PM

Adjourned at 9:30 PM