

Minutes - 1/26/22 GRCA Board of Managers

Board members in attendance: President Wandler, V.P. Oldham, Treasurer Bartsch, Secretary McEncroe, Noelle Vance, and by Zoom, Roger Pedersen and Carl Evans. Quorum established

Called to order at 6:25 by President Wandler

Staff in attendance: Office Manager Royer and Property Manager Hecht

Guests – Owner building 11

Additions/modifications to agenda:

- Update on newsletter rollout by Noelle Vance
- Update on gym access poll by Noelle Vance
- Update on Property Manager Hecht's contract by Roger Pedersen
- Discussion on reserve fund policy
- Exec. Session on Milusos contract.

V.P. Oldham motioned to approve the additions/modifications to the agenda; President Wandler seconded, unanimous.

President Wandler motioned to approve the 12/7/21 minutes with the addition of the omitted verbiage of "unanimous" regarding the vote on staff bonuses; V.P. Oldham seconded, unanimous

Flock camera system/Kyle Brown. – Roger Pedersen noted that the system is more appropriate for gated communities where license plates are recorded at entrance and exit. Kyle Brown will put together a proposal and then work with President Wandler to set up a time for a Zoom meeting with interested Board members prior to a possible presentation to the entire Board.

Homeowner Open Forum: Owner building 11 expressed his desire to serve on the Board of Managers. He stated that he has been a resident since 1988 and an owner since 2002. He noted that he had served on the Board from 2002-2003 but resigned due to what he believed were improper actions by the Board and the Property Mgr. The Board entered into an Executive session at 6:52 PM to discuss owner's desire to serve on the Board, and exited the Executive session at 6:59. President Wandler informed owner that his being on Board would not be a good fit at this time.

Office Manager Royer's report:

- Open House on 1/16/22 went well.
- Commended Property Manager Hecht on his work
- Noelle Vance mentioned concern about overage for clubhouse painting/updates.
- GRCA website now includes: Declarations, Bylaws, Amendments, Policies, and Board member contact information. Soon to be added are the GRCA Rules and Regulations and Board minutes since 2015.

Property Manager Hecht's report:

- Martin/Martin found no major concerns in the engineering analysis of building crawlspaces.
- To expedite the meeting, discussion on the pool decking was deferred to a future meeting
- We have 18 boilers on-site, all of which are nearing the end of their expected life. Needs to meet with Jason Moser/Climate Engineering to get a spreadsheet detailing which need replacement the soonest and what each replacement will cost (including removal of the old units/piping). There are several options to fund the replacements:
 1. Increase monthly dues

2. A special assessment averaging ~ \$5,000/unit if we purchase all at once.
 3. Carl Evans suggested that rather than imposing a special assessment, that GRCA consider securing a loan with a ~ 15 year payback. He noted that we may be able to secure a loan at a rate below the current rate of inflation.
- Informed the Board that in addition to the \$14,400 authorized for hi-priority boiler repairs, that Climate Engineering has identified another \$7,600 in hi-priority repairs, and an additional \$20,000 in needed repairs.
 - Roger Pedersen asked if Property Manager Hecht had contacted anyone besides Climate Engineering regarding boiler repair and replacement. Unfortunately, Property Manager Hecht had to leave to address a water leak before he could respond. Frank answered that we chose Climate Engineering as they were recommended by Bob Weiss.

Carl Evans needed to disconnect from his Zoom link-in at 8:30 PM.

Office Manager Royer, Property Manager Hecht, and Milusos Mtce. currently share 1 credit card. President Wandler with contact Bob Weiss/LCM Property Management to find out about getting separate credit cards.

Treasurer Bartsch's report:

- YTD we are only \$1,100 over budget.
- Roger Pederson asked if our reserve study is done by an engineering company? Treasurer Bartsch will check with Bob Weiss/LCM Property Management.
- Secy. McEncroe motioned to delete the following verbiage from the 1/26/22 drafts minutes." Newsletter-Noelle Vance stated she posted the January newsletter on 19 bulletin boards in the complex," V.P. second-4 in favor 1 opposed 1 abstention motion passed.

Gym Access Poll – appended to minutes

Proposal regarding mobility issues – appended to minutes

The Board entered into an Executive Session at 9:50 PM to discuss Millusos' Maintenance contract, and Property Manager Hecht's contract; exited at 10:40 PM

Noelle Vance requested that the Climate Engineering memo (dated 1/24/22) be appended to the minutes. V.P. Oldham explained that as the memo includes specific pricing, that appending it to the minutes is inappropriate as it could compromise/ adversely affect Climate Engineering bid during the formal sealed bid process. per Frank we shouldn't make public documents which disclose specific cost as it may compromise the bidding.

Set the next meeting for Wed. 2/16/22 at 6:15 PM

President Wandler adjourned the meeting at 10:40 PM