

Minutes for 2/17/21 GRCA Board of Managers meeting

Board members in attendance: President Wandler, V.P. Oldham, Treasurer Bartsch, Secy. McEncroe, Charlynn Caruthers, Wendy Renee, and Carl Evans

Called to order 6:30 PM

Agenda – Carl motioned to approve agenda with the addition of an Executive session, Charlynn seconded, unan.

Minutes – Carl noted that the minutes from the 1/20/21 Board meeting stated that the Association would need to cover \$1,800 of the \$9,200 cost of an EV charging station (with the state covering \$7,400); the minutes should have stated that the State will contribute up to \$9,000 for an EV charging station, and that the Association would need to contribute ~ \$2,000-\$4,000. Charlynn motioned to approve the minutes with that change, President Wandler seconded, unan.

Homeowner Open forum – 8 guests

- Building 9 Car limit – may need to sell vehicles, has 6 w a 1 br. Secy. McEncroe stated that he would check with Golden Planning and Zoning to see if there is a maximum number of vehicles/unit in the City code, and recommended that owner do the same. Frank motioned to table the discussion, John seconded, unan.
- Bldg. 9, – new laundry machines are “walking” and noisy, Michael – waiting for old supplier to pull machines

bldg. 9 Home owner – requested that residents conform with the rules on wearing facemasks

Installing a “doorbell camera” – have not allowed in past as it can be intrusive on adjacent neighbor. Concern with theft of packages; however, they can be dropped off at GRCA office. V.P. Oldham noted that any camera could not be in a common area. Carl motioned to table discussion to the March meeting, Pres. Wandler seconded, unan.

Pres. Wandler contacted Michael Lucero at Jeff. Co. Health re: use of facilities and proposed guidelines for use of them. Janie has problems enforcing masks and/or wiping down equipment. Janie stated that key card access has historically been inactivated on Thanksgiving (and the day before), Christmas (and the day after), New Years (and New Year’s Eve), and Easter. President Wandler motioned to inactivate key card access as Janie stated; Carl seconded, unan. President Wandler also motioned to allow key card access beginning next week; Alex seconded, unan.

Michael’s report:

- Elevator in bldg. 1200 (bldg. 10) Frank motioned to spend up to 1K for overtime, Carl 2 – 3 week lead time on motor – Michael will check with Leo
- Waiting on bids for mtce. on boilers on the 5 story and 3 story buildings.
- Good feedback on parking permits, owners have until 3/15 to get in compliance, concern with work vehicles – do they count towards allowed number, and what about size? Consensus is that the vehicle size guidelines apply to all vehicles, no decision made on whether work vehicles count towards allowed number of vehicles.
- Laundry (8/18/20 and 10/21/20 minutes)– damaged wall not repaired, switch to Cointech or Clean Design
- Concern with problems being paid by LCM, Leo had to pull a line of credit. John motioned to reimburse Leo up to \$250 (based on documentation from Leo) Carl seconded, - unan. President Wandler suggested that we consider forming a committee on LCM’s performance.
- Insulation – Rocky Mtn. retrofoam
- Laundry – Frank will review contract and 8/18/20 and 10/21/20 minutes and report at the March meeting.

Janie's report –

- Garden rules – maintain it or lose it, plots will be allocated 4/1/21

Treasurer Bartsch's report – V.P. Oldham noted that foreclosure resolution verbiage must be included verbatim in minutes

Leo's contract – V1.b – 1,000,000 all categories, VI. E. 2,500 for Leo, and 1,500 for Michael, VII.A. 60 days for Leo or Michael, Exhibit B – CPI adj: President Wandler motioned to approve Leo's contract as revised w. exhibit C only applying to Leo., Treasurer Bartsch seconded.

Entered Exec. Session at 914 on legal matter; exited session at 921

Tennis court sale and Brian Morrison "letter of intent:" Frank will contact Brian Morrison and ask for a delay on signing letter of intent until after the vote on selling the land has taken place.

Complaint on leak from 11-205 into 11-105. Owner of 11-205 would not let Millusos Mtce. into the unit to try and ascertain the source of the leak. A letter will be sent to owner of 11-205 unit to get permission to enter 11-205 as per Declaration 17.A., owner must maintain piping, etc. in proper condition.

Next meeting 3/24 6:15 PM

Adjourn – 9:54

Addendum - Pertaining to Homeowner building 9 input regarding parking spaces; per Golden Municipal Code:

https://library.municode.com/co/golden/codes/municipal_code?nodeId=TIT18PLZO_CH18.36PALORE

18.36.025 - Number of off-street parking spaces required, for downtown Golden and community mixed use zone districts.

Except as further modified in subsection 18.52.020(b) of the Code, the following schedule shall determine the number of off-street parking spaces required to serve a particular use for those specific areas of the city defined as the downtown area in section 18.40.600 and by the map in section 18.40.724. In addition to the above downtown area, this parking schedule shall also apply to properties and uses located within the community mixed use zone districts. Those uses not specifically enumerated shall be categorized by the community and economic development director on the basis of the closest similar use in the schedule.

(1) Residential uses.

(a) Single-family residence. Each single-family residence shall be provided with one parking space.

(b) Multifamily residence. For multifamily dwellings not greater than 800 square feet gross floor area, and containing not more than one bedroom, each dwelling unit shall be provided with one parking space. For larger sized dwellings, each dwelling unit shall be provided with one and one-half parking spaces for each unit that has one or two bedrooms and two parking spaces for each unit that has three or more bedrooms.

(c) Dormitory, boarding and/or rooming house. One and one-half parking spaces shall be provided for each three occupants.

(d) Nursing homes, child care centers. One and one-half parking spaces shall be provided for each six occupants.