

Minutes 3/20/2024 GRCA Board Of Manager

In Attendance Frank, Lynn, Joe, Aaron, Roger, and Melanie

Change to the meeting minutes from 02/21/2024 Roger moved to motion, Frank 2nd, the "I" from everyone.

- Instead of the Tie-Backs being installed it needs to be written as 9 Tie-Backs have been suggested to be installed.
- Michael is to inspected 50 units needs to be change to Michael has inspected 55 units.

Char has to get together with Joe to go to the bank care of the accounts.

Building 3 owner is a guest.

- Annual meeting a couple months ago owner of building 3 did not make it, He did not know about the Virtual zoom options. Will there be a virtual option?
- Frank spoke and said there will be a virtual option.
 - 180 to make a quorum or a majority of a meeting.
- Melanie suggests that Bob puts this in the Mailer/Email.
- Owner of building 3 is done with questions.

Brief discussion was held of the approval of the next fiscal year budget, Board decided that a meeting will be held within 20 days of today's date to give final board approval - Frank requested that Bob Weiss be present for that meeting.

Discussions about hiring Jack, he was hired Jan 21st and resigned Feb 29th. Looking for another person to fill that position Rob Bowman applied for the Job but he can only work Sundays. We discussed hiring Rob for the Sunday position and then hiring another person to cover the other position that would cover 3 days 5pm to 8 pm.

Janie and Roger discussed – Janie had friends buy a unit down the road and Jeffco Fire stopped by and told them they are not allowed to have open flame gas grill, BBQ, Fire Pit, they are prohibited. Not sure if they are going to stop by here and tell GRCA the same thing. Roger spoke to this and said that Heritage units came down to a financial decision and it is due to insurance reasons hiking up from \$33k to \$155k

Janie has spoken about the fines that have been given since the last board meeting. The money went into the CityWide (in Last month's Meeting minutes 02/21/2024 Page3)

Frank suggested to Michael to check in with the insurance company to see if the trees that broke during the snowstorm 3/13-3/16 and see if GRCA can be reimbursed?

Starting Michael's Report Property Manager.

- Does Michael get a raise? are we going to talk about this during this meeting?
- Frank wants to know if we should find an assistant for Michael to cut back on the hours.
- Need to figure out the after hours problem and the phone calls coming in.
- Michael noted that he would like an increase in his contract.
- Michael would also like to take care of Leo's contact Melanie seconds this.

- Frank suggest Aaron and Lynn and Melanie and Joe to have a meeting with Michael and to have a committee to work through a plan to propose to the board. Michael to organize the meeting.

Mike Building analysis

- Did the 55 walks through.
- Got a proposal from Impact Construction
 - Quote was \$35,000 for installing 9 Tie Backs.
 - Michael is going to reach out to the original engineer, Martin and Martin, to makes sure that extra work does not have to be done.
- Lynn said that we will need Martin and Martin to come back out after Impacts Construction repairs and give us the sign off and tell GRCA everything looks good.
- We will be able to add this bill to the crawspace bill, so we do not have to open a new contact.

Joe Put to motion

- That GRCA move forward with the \$35,000-dollar 9 Tie Back fix that includes fixing the drywall and all repairs, Aaron all motions that we need Michael to communicate with Danile From Martin and Martin during the repairs and to have Martin and Martin to approve the repair when finished.
- Aaron seconds
- All Say "I" passes

Boiler Costs and Replacement Maintenance Speaking to #4 on Michael's report.

- Items that need to be addressed
 - Total cost of repair to the boilers will be \$18,746.95
 - Joe moves to motion and for the approval of having all the boilers maintenance.
 - Lynn Second
 - Everyone was an I
- Leo and Climate need to go over the suggested repair from Climate stating that we need to add air vents. Leo says we do not.

Security Lights in the low rise's

- Melanie Motioned to move forward with Alarm Detection Services for adding the security lights.to the 5 low rises at the cost of \$16,250.
- Joe Second
- Everyone was I

Parking Lot Lights

- Michael has been trying to get ahold of Xcell to change all the lights to LED.
- Worried about the neighborhood community complaining about how bright they are.
- We are going to move forward with phasing that new light install 3 to 4 at a time.

Door Access Panels

- \$2480.70 to replace the door lock in the gym.

- Include 1 year membership
- Janie and Michael have access to the program and can add and take people off.
- They do include some fobs (10 Total) for people who cannot use a smart phone.
 - Charge them for the fobs and buy them as needed.
 - Cost for new Fobs are \$6 for 1 fob
- Membership will be \$299
- It will keep record of who uses it and will time stamp.
- Joe motions to move forward with the new door lock system – Frank amended that we need to make sure it will work in cold weather -40-degree weather, and we need it in writing.
 - Melanie seconds
 - Everyone is in passes

Michael has been in contact with Altitude law and is currently collecting information about working on the water meter issue and fighting with the city about the land scape that Golden wants GRCA to take over.

Michael is going to have all the building quoted by the plumbing company to come and check all the sewer lines to make sure we do not run into the issue of backups anymore.

Tree Services

- Building had a tree but down for the pipe that was put in.
 - \$5,000 budget, we use it up for the tree injections.
 - Talking to have the tree budget move up to \$40,000 a year.
- Michael is going to investigate the ordinance of tree replacement.
- Michael will look into if there are any grant that GRCA can take advantage of to plant more trees

Alarm Wiring replacement building 10 and 11 cost us a little less than \$3,000.

Laundry room tile – Michael had Angel replaced tile.

Exterior Building Paint for all the Low Rises.

- ECC Painting
 - Without changing out the vinyl siding \$99,000 for paint
 - Phase 1 2025-2026
 - Phase 2 2026-2027
 - Phase 3 2027-2028
- Metal siding 4x8 sheets that would replace the vinyl.

Lynn financial report

Income exceeded statements by \$164,000

- We are \$65,000 ahead in operating expense, \$98,000 ahead reserves for a total of \$164,000 ahead
- Total cash \$615,000 in accounts
- Operating reserves \$552,000

No Old business No New Business

Special meeting Wednesday April 3rd 6:00pm Bob Weisse Has to be present for this meeting.

Next main meeting Wednesday April Wednesday 17th 6:00pm (Last meeting of the physical year) Bob as to be present for this meeting either in person or virtual.

Frank Adjourned the meeting at 8:37pm