

Minutes, Board of Managers' 4/21/21 meeting

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

Staff – Office Manager Janie Royer

Called to order at 623 PM

Guests: Leo Banuelos/Milusos Maintenance

Agenda – Frank motioned to approve the agenda with the addition of discussion on EV charging station(s), as well as Pres. Wandler's request for an Executive Session to discuss an insurance matter; Charlynn seconded, unan.

President Wandler motioned to approve the 3/24/21 minutes, Carl seconded, unan.

President Wandler brought up request from a resident to install an 8'X6'X6'(H) shed on the ground floor. It would occupy less than half the square footage of patio, would be wholly placed on the patio, and would match the existing siding color. Charlynn motioned to approve the shed, Carl seconded with condition that Michael Hecht or Leo Banuelos approve the color, 5 in favor w. one abstention.

Office Manager Janie Royer's report:

- New hire for office, Matt Cruz.
- Amber is updating website
- Gym & clubhouse hours – little or no usage after 8PM; requested we close both at 8PM instead of 9PM until Memorial Day. Effective Memorial Day hours will move to 10PM. Frank asked about occupancy rules; Janie said restrictions on numbers have been lifted and occupancy is now based on people maintaining at least 6.' President Wandler would like to see a return to key card access; Leo needs to reprogram. Key card access will be re-instated with a return to the previous time slots of 5AM-9PM M-F and 5AM-noon on week-ends.
- Elevator for Building 10 has been looked at twice, and, even with the new motor, is still not working properly. Office Manager Janie Royer will contact them tomorrow to learn when Thyssen-Krupp will be out.

Property Manager Michael Hecht's report (teleconference, will be back Sunday 4/25, then gone again 5/3-5/28):

- Boilers OK for now, some burners are cracked and need to be replaced but not a critical issue
- Nothing to report from Martin/Martin on structural issues
- Sidewalk mudjacking/grinding – mudjack if needed to eliminate drainage issues, but otherwise grinding will begin next week.
- Asked about replacing areas around the concrete pool deck with wood. Tabled discussion until more information can be provided to the Board.
- Discussed ongoing issues with Building 10 elevator; Michael will contact Thyssen-Krupp tomorrow.

Treasurer Bartsch's report:

- Had a question about the easement income listed on p9/59 of the 3/31 financials. He is waiting for a response from LCM to see if this is for Comcast's easement, for T-Mobil's, or both.
- Under budget by nearly \$100,000 in the Operating Budget

Update on vote to change to the Rules and Regs to allow sale of the "dog park." Less than 125 owners voted, and we need 2/3 of the mortgagors/owners, i.e. 246 affirmative votes, to approve the change. If a change to the Rules and Regs is approved, the Board will revisit a vote to approve the sale of the "dog park."

8:15 PM – Entered an Executive session to discuss insurance matters; exited session at 8:35P

Leo's contract: Hazard mitigation as part of scope of work for Milusos Mtce. as well as Michael Hecht's contract

- Leo OK with contract as proposed, will take effect 5/1/21
- On-Site - March-October YYYY, and Limited On-Site November –February YYYY,
- Charlynn motioned to approve, Carl seconded: Roll call – unanimous
- Fireplace/stove issue – was forwarded to Suzanne Leff; her opinion is that the balcony, per Declarations, is a limited common area.
- Leo distributed photos indicating building movement in 6-305.

Carl Evans - EV charging station:

- Application to the State was approved, State will reimburse GRCA up to \$9,000 (not to exceed 80% of the cost) for the installation.
- GRCA can set price on charging per kWh
- First installation would be near Community Center
- Secy. McEncroe motioned to approve Carl Evans to: Obtain at least 3 bids from qualified vendors/installers, choose the bidder which most closely meets our needs, and to contract to invest up to \$13,000 with Board approval by e-mail vote (with up to \$9,000 to be reimbursed from the state) for turn key installation; President Wandler seconded. 4 in favor, 2 abstentions

Next meeting 5/19/21

Adjourn – 9:10 PM