

Minutes, Board of Managers' 5/19/21 meeting

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

Staff – Office Manager Janie Royer

Called to order at 6:24 PM,

Board member Wendy Renee arrived at 6:26 PM

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.

Old business: parking rules, Unit 6-305 Frank motioned to approve, Lynn seconded, unan.

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

Property Manager Michael Hecht's - report via telephone at 6:35 PM

- Is discussing with Leo a roof repair for damage done on clubhouse by raccoons; estimated cost of \$4,400. He will check with Golden Animal control on availability of traps.
- Carl motioned to cancel Evergreen Security's contract, John seconded – 4 in favor w 2 abstentions, passed
- Consensus is to have Michael get a quote on a camera/DVR system for one building with a feed to ADT (or?) and our clubhouse office, with an option for controllable camera. System needs to be scalable to accept all 10 buildings. Janie will check Mike with Xfinity as well as ADT – what will be upfront cost and monthly charge?

Key cards to gym have been working. Pin on right door (from inside), is not functioning properly. If Leo can't fix, he'll contact a door specialist

Lots of cars are still not displaying current registration tags issued by a state agency, nor have they been registered with the GRCA office (reference minutes from the 1/20/21 Board meeting). Janie checked with Golden PD; and as it is private property, pursuant to the 11/2011 GRCA rules and Regulations, A.7, "Unlicensed, abandoned, or inoperable automobiles or vehicles of any kind shall not be stored or parked on any portion of the GRCA grounds without making prior arrangements with the on-site Property Manager." And per section E.2 of the GRCA Rules and Regulations "The Board of Managers shall make all final decisions regarding violations and enforcement. "

Rules and Policies (1/25/2010), p.1 - policy regarding adoption and amendments "the rules" abides with the GRCA Board. Before adoption of a rule, any homeowner may provide input. Changes will be mailed and/or posted on website. When Board makes a change, the change will take effect at a time determined by the Board.

Carl has option to purchase a lot of gym equipment for \$1,000. Carl motioned to seek approval for Carl, Aaron, and/or Michael to inspect equipment and purchase for \$1,000; Aaron seconded, unan.

Lynn spoke with Climate Engineering re: boilers. Although the cast iron heat exchangers have a fair amount of remaining service life; the controls are obsolete on several of them.

Update on EV – Carl has received 3 bids.

Adjournment 1004, next meeting 6/16/21