

## Minutes – GRCA Board of Managers 8/18/21 meeting

Board members in attendance: President Wandler, V.P. Oldham, Treasurer Bartsch, Secy. McEncroe, Charlynn Caruthers, Wendy Renee, and Carl Evans (remote by phone). Quorum established, and meeting called to order at 6:18 PM by President Wandler

Staff present: Property Manager Michael Hecht (Office Manager Janie Royer was unable to attend so provided a written report with the Board packet).

President Wandler motioned to approve the agenda, V.P. Oldham seconded, unanimous

President Wandler motioned to approve the minutes of the 7/19/21 Board meeting, Frank seconded, unanimous

### Homeowner open forum:

1. Bldg. 11 (President Wandler advised Bldg 11 that he would be provided 3 minutes for his presentation [which began at 6:28 PM]):
  - Purchased his condo in 2019
  - Pool – delayed opening for mtce.?
  - New, unwritten rules: Bag search, sign-in sheet (purpose?), must have tennis shoes for health reasons, yet cat in clubhouse? Const. work must stop at 6PM, yet someone else doing it til 8PM?
  - Repair issues at clubhouse? GRCA should be doing a better job (At 6:32 PM President Wandler advised Bldg 11 that he needed to wrap it up as 4 minutes had passed; he also noted that there are addendums or sub-rules. Bldg 11 responded that we should be very strict on our rules so everyone knows them, and that they must be applied uniformly). Board member Carl Evans added that we shouldn't be searching people's bags
  - Bldg 11 concluded by stating that his biggest concern is his not being allowed to leave his hallway door open (to maximize air flow/cooling), and explained that residents are the customers. Property Manager Michael Hecht explained that the swamp coolers can't handle the additional load which propped open doors create.

### Office Manager Royer's report:

- Is aware of 4 units being used as Air BnBs, which is against our Rules and Regulations which require residencies of  $\geq 30$  days. V.P. Oldham will draft a letter of clarification for any future infractions.
- Key cards – existing are obsolete. Need to upgrade to a QR code type for \$10-12 each vs. \$1 now. Should GRCA provide one to each unit?
- President Wandler motioned for Clubhouse and Rec. area hours of 9A-9P Sat & Sun (vs. Noon-9P) and 9A-10P M-F (as current), for Sept.; Charlynn seconded, unanimous. Janie will be notified to post notifications to that effect on each building
- Annual meeting – Will request that LCM do the mailing.

### Property Manager's report:

- Climate Engineering – Treasurer Bartsch's evaluation shows that we spent ~20K/yr for parts and labor 2016-2020. Discussion included the option of Climate Eng. doing semi-annual maintenance in Spring and Fall), and contacting Leo to see if Milusos Mtce. could do Summer and Winter. Secy. McEncroe motioned to contract for annual with Climate Engineering for 15K (vs. 28.5K for semi-annual) with Property Manager Hecht's discretion for up to 17.5K to include 24/7/365 service, Charlynn seconded, unanimous.
- Secy. McEncroe motioned that Property Manager Hecht be authorized to tell Climate Engineering that the Board will commit to funding the high and moderate needs within 6 months, and the remaining recommended

maintenance needs within 18 months (with a total estimated cost of \$26,475). V.P. Oldham seconded, unanimous.

- Climate Engineering is still working on engineering for boiler replacements
- Martin/Martin - Michael will ensure that their stamped drawings will be adequate for a Contractor to submit for a building permit
- Charlynn motioned to invest up to \$5,000 on the pond area to include an aerator, a lighting package, and installation. Carl seconded, unanimous.
- Security camera 30 day "proof of concept" test installation for Building 10 was approved by e-mail vote, can be accessible on any cell phone/PC with the app. Carl suggested we purchase and dedicate an I-Pad to monitor.

The Annual meeting will be on Wed. 9/22/21 at 7PM (with snacks provided and beginning at 6PM). The meeting will be in person, as well as accessible by speaker phone. Agenda will include election of applicants to vacant Board positions.

Adjourned 9:17 PM