

## Minutes – GRCA Board of Managers 8/30/23 Board meeting

Called to order at 6:20 by Pres. Caruthers

In attendance: Pres. Caruthers, V.P. Oldham, Treas. Bartsch, Secy. McEncroe, and Roger Pedersen (via Sykpe); quorum established. Aaron Wandler arrived at 6:35, and Carl Evans at 6:41

Pres. Caruthers motioned to approve the Minutes from 7/19/23 Board meeting with a date correction and removal of the unit number discussed. V.P. Oldham seconded, unan.

Guests: Jim – Asked about status on hot water boilers in Bldg 9 (1250 Golden Circle); they are now in service; the new heating boilers are installed and should be operational in 1-2 weeks.

Office Manager Royer's report: Has encountered no major pushback on the shortened hours Clubhouse hours. Pres. Caruthers asked if the Clubhouse could stay open til 10 instead of 8, but Janie said that due to staffing challenges, that we can't right now.

Property Manager Hecht's report:

1. Pool deck: wait til spring to see where we're at on budget and/or discuss in during next year's budget planning.
2. Pet registration – Ask that tenants register pets when registering their car? Tabled for additional work. Janie will ask anyway with new tenants
3. Policy on first floor tenants: Reviewed p.31-32 regarding "common elements" specifically people who leave their tables & chairs on garden level units. Roger motioned to revise the policy from 7/19/23, and that we clarify and reaffirm the declarations that the areas outside garden units are part of the common area, and cannot be used on a continuous basis by the adjacent unit owner except temporarily for  $\leq 24$  hr. Motion died for lack of a second.
4. Estimates that spending on the gym in 2022-2023 has a value of \$32,484.99, yet only \$10,471.24 was spent.
5. Martin? Martin work is proceeding as planned – will ask Martin/Martin about adding a micro-lam on either side of a weak/failing joist
6. Domestic boilers have been functional in Bldg. 9 for 1 month; the boilers for Bldg. 9 arrived 8/15
7. Bldg. 10 bee control - \$1,325
8. Gate damage – filed with Golden P.D.
9. Mowing issue on Heritage Rd. – GRCA's responsibility. Frank – If it is City property why are we responsible for turf mtce.; have someone from the City come to meeting and explain (shoveling the sidewalk is a different issue).

Treasurer Bartsch's report on Financials:

1. 509K in bank, 63 in operating, 446 remaining in reserves
2. 356 budgeted, 321 actual
3. Error on elevator billing – some is for Accel not GRCA
4. T-mobile has not paid for their easement
5. Delinquencies: \$11,298 (biggie of \$4,900 with attorneys)

Roger had to leave at 7:00 P.M.

Aaron motioned to authorize Char to sign the 8/11/23 iteration of Property Manager Hecht's contract that was approved by Chris O'dell, along with handwritten changes approved by the Board at the 8/30 meeting, John seconded, unan

Carl had to leave at 8:05 P.M.

Lynn noted that since selling the tennis court/dog park is a no starter (as we need unanimity of owners and mortgagors) could we lease the property for storage(?) units to offset HOA dues? Char – Proposed sending a letter to change the Declarations so that we only need a strong majority (~ 60%)?

Notes: Meeting of the GRCA Board of Managers 9/21/23

"Annual meeting" called to order at 6:30 by Secy. McEncroe

In attendance:, Treasurer Bartsch, Secretary McEncroe, and Roger Pedersen. Melanie Gage and Carl Evans in attendance via Skype; Board quorum established.

To hold a formal annual meeting, we need 70 owners present: In person, via Skype, or by proxy. We only had 11 in person (including 5 Board members), none by Skype, and 19 by proxy. As such, with only 30 owners represented we failed to meet the required number, and were unable to hold a formal annual meeting.

The Board answered some general questions from the 6 owners present and then Secy McEncroe ended the "non-meeting" at 6:45 PM

Next Board meeting will be Monday 10/16 at 6PM