

Minutes – GRCA Board of Manager 10/19/21

In attendance: President Wandler, V.P. Oldham, Treas. Bartsch, Secy. McEncroe, Charlynn Caruthers, with Carl Evans & Roger Pedersen attending via Skype – quorum established

Staff present: Property Manager Michael Hecht, and Justin sitting in for Office Manager Janie Royer (who is on vacation).

Called to order by President Wandler at 6:25 PM

President Wandler motioned to add discussion/selection of Board applicants to the agenda, Charlynn seconded, agenda approved unanimously.

President Wandler motioned to approve 8/18/21 minutes with a modification to Property Manager Hecht's report to change the years used to obtain an average annual cost for repairs and maintenance from 2016-2020 to 2018-2020, and to reduce that average annual amount from \$20,000 to \$13,501. Charlynn seconded, unanimous

President Wandler motioned to strike verbiage regarding approval of the 9/22/19 minutes of the annual meeting as the meeting did not formally occur due to a failure to obtain the required minimum of 75 homeowners, Charlynn seconded; unanimous. Note that for communications sake, notes of the informal meeting were appended to the minutes of the regular GRCA Board meeting on 9/22/19. Within those notes, Property Manager Michael Hecht stated that the revenue from the laundry contract that was reported to having increased due to profit sharing from 5% to 55%, should have read as having increased from 50% to 55%.

6:54 V.P. Oldham remoted in by phone

Open Board positions/candidates:

Noelle Vance had expressed her interest in serving on the Board at the 9/22/21 meeting, and attended the 10/19/21 meeting to discuss her interest to serve on the Board. As requested, she provided a written synopsis of her related experience and associated qualifications, and during a verbal presentation noted:

- She is quite interested in the management of the complex as her Mother lives in a Golden Ridge condo that Noelle owns, and she owns another Golden Ridge condo in which she lives
- Mentioned boards and committees she has served on
- Stated that she thinks the Board has done a good job addressing boiler issues
- Would like to see improved communication across the complex, postings of meeting dates and times, and perhaps an "opt-in" message board for each building
- As GRCA condos comprises 24 acres there is lots of opportunity for environmental management
- Need to update electrical, and suggested the installation of EV charging stations. Carl Evans noted that although he did the research to obtain a grant for an EV charging station, and filed the grant application, that as opposed to the original estimate of \$12,000 (of which \$9,500 was to be funded by a grant), that the final number was \$30,000. Carl offered to do additional research and form a subcommittee including Noelle if she is elected.

The Board voted unanimously to approve Noelle Vance's application to serve. The Board had 2 open positions, one with a 1 year term, and one with a 2 year term. When asked which she'd like to fill, she stated the 1 year term.

No other Board candidates attending the meeting.

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Office Manager's report – As Janie Royer is on vacation, Justin stated that she wanted the Board to know that the new office hours are going well.

Property Manager Michael Hecht's report (full report is archived within the meeting packet, the following is a synopsis of discussion regarding Michael's report):

- 30-day trial for Comcast security camera system: Trial period ends 10/23/21. We're already paying \$150/month for Wi-Fi, so the system will cost another \$223/month in each of the hi-rises. Carl Evans wondered how we could document if the ~ \$30,000/year in charges for the entire complex would be justified by a verifiable reduction in losses. V.P. Oldham asked if the system would be continuously monitored (no). Noelle asked if, due to the lack of solid/sufficient information, if we could get a 6-month extension on the trial period. Secy. McEncroe motioned that Michael be authorized to request a 6-month extension on the trial period from Comcast, and if they say no, to ask if Comcast will give us a 3-month extension; if they still refuse, Michael would be authorized to notify Comcast that the Board wishes to have Comcast's security camera system removed. President Wandler seconded. Discussion included a request from Noelle to amend the motion (if Comcast accepts the 6- or 3-month request), to see how the Comcast system compares to the existing system. Noelle's request was added to the motion; motion passed unanimously.
- Deteriorating stucco: Michael requested \$30,000-\$125,000 to repair stucco. Treasurer Bartsch noted that, absent an emergency, that repairs of that amount need to be included as a line item in the budget. Charlynn asked how much of the stucco absolutely needed immediate attention. Michael responded that All American Stucco had quoted him \$2,000-\$3,000 for the absolutely needed repairs. Charlynn motioned to authorize Michael to arrange with All American Stucco for \$2,000-\$3,000 of work, President Wandler seconded, unanimous.
- Sidewalk trip hazards: Michael noted that he had a quote for \$8,609.25 to grind all uneven sections $\geq \frac{1}{2}$ " on the property. President Wandler noted that in the past we have spent \$5,000-\$6,000/year for sidewalk maintenance, and motioned to authorize Michael to spend up to \$8,609.25 for an outside contractor, and/or in co-operation with Milusos Mtce., to grind the uneven sections $\geq \frac{1}{2}$ ", Charlynn seconded, unanimous
- Martin and Martin Engineering: Structural repairs to the floor joists, etc. in the crawl space in Building 1 (1300 Golden Circle) are almost complete.
- Pond: Water fountain has been operational for nearly a week; hopefully, it will soon provide noticeable improvement in the pond's water quality.

Treasurer Bartsch's report: Some discussion of the cleaning contract; he is going to discuss with Bob Weiss/LCM Property Mgmt.

As the holiday season is coming up, President Wandler suggested we combine the November and December meetings into one meeting, and proposed that we hold the next meeting on 12/7/21 at 6:15. Consensus was to do so

President Wandler adjourned the meeting at 9:25 PM

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