

Minutes - 10/19/22 GRCA Board meeting

In attendance: President Wandler, VP Oldham, Treasurer Bartsch, Secy. McEncroe, Melanie Gage and Roger Evans via Aaron's phone (as without Michael Hecht, the Skype/Zoom link was unavailable)

Called to order at 6:31 PM, quorum established, Charlynn arrived at 6:36

Staff present – Office Mgr. Janie Royer

Guests – Mike and Nancy Jouppi

Additions to agenda:

Pres. Wandler – election of Officers

Old business: Board member Gage requested discussion on the status on Property Mgr. Hecht's contract

Secy. McEncroe – noted Carl Evans' interest in rejoining Board if reliable Zoom/Skype is available

President Wandler moved to approve 8/24 and 9/21 minutes as corrected, Charlynn seconded - unanimous

Leo Banuelos/Milulos Mtce. arrived at 6:48 PM

Office Mgr. report – Golden PD is dispatched immediately if someone enters Fitness Center outside the allowed 0500-2200 time frame.

Melanie – Mice in 1300? Can you poison them? Rodent control? Janie – 3 feral cats; Owner asked if snap traps could be put out? Leo responded that they have placed in the crawl spaces with no success.

Homeowner open forum:

- Unidentified Owner - Would like to see all Board meetings available via Zoom, Mike Jouppi concurred
- An unidentified homeowner asked if she could get a copy of the report on bees; p22/24 in 10/19 Board packet. Office Mgr. Royer will provide one.

Leo Banuelos/Milulos Mtce. explained his billings (p14-18 and 19/24 in Board packet). Board member Pedersen noted concern with billing of some work by the hour (typically \$60/hr), and other work by the job. President Wandler explained that, depending on the work, that Leo bills by the hour, the job (Climate Engineering wanted more than \$2,000 more for installation only for a hot water tank), or by square footage. Board member Gage stated that she would like to see Leo provide references to board meeting(s) at which significant work was authorized for him to perform. She also asked why drain cleaning isn't covered under his contract? Leo explained that Milulos is providing ~ 120 hours of labor/week, and that due to the unpredictability of the time and extent of drain cleaning needs that it is excluded from his contract. President Wandler motioned to approve Millulos invoices at presented, Board member Caruthers seconded, unan

Property Manager Hecht sent out his contract with his comments at 4PM today. He wants to include a clause about tying his contract to Denver-Boulder CPI; Board member Gage stated her agreement with that request. He would also like an incentive program included for instances in which he provides verifiable \$ savings for GRCA. V.P. Oldham noted that as Property Manager Hecht lives on-site, that he frequently responds to urgent needs regardless of day or time.

New Business:

Andrew Klausen with Aspen Reserve Specialties ([www.aspears.com](http://www.aspears.com), 303-790-7572) charged \$4,700 for the reserve study. President Wandler asked about the approach and methodology? Mr. Kausen wants the Board to meet during the day to discuss the meeting; the Board expects him to attend a scheduled evening Board meeting, and requested that Board member Pedersen relay the Board's expectation that he attend our scheduled board meeting on either 11/16/22 or 1/18/23.

Homeowner Building 2: Stated he paid ~ \$729 in HOA dues, and thinks he was unfairly charged \$729 in HOA dues and late fees. President Wandler stated that Owner had thought his Aug, Sept., & Oct. HOA dues were included in his closing documents. Owner stated that he spoke with, and e-mailed, Allison at LCM regarding the HOA dues, etc. which were detailed in a letter from Alison at LCM. Owner stated that he sent an e-mail on 10/18/22 to President Wandler; in it he stated: "I will be at the meeting tomorrow with all documentation." Secy. McEncroe explained that all documentation for the Board meeting must be submitted by the Friday before the meeting to allow Board members adequate time to review the material before the meeting. Secy. McEncroe requested that Mr. Tanner submit all documentation by 11/11/22 to Office Manager Royer for inclusion in the Board packet for the 11/16/22 meeting. Board member Pedersen motioned that we notify Bob Weiss/LCM Mgmt. that he must pay Owners past due amount and requested that he be authorized to tell Bob that he has another proposal to replace Bob Weiss, Board member Gage seconded: Vote - 2 in favor, 4 opposed, 1 abstention – motion failed

#### Election of Officers:

President: President Wandler advised that he needs to resign by the end of the year, V.P. Oldham nominated Board member Pedersen for President: Board member Pedersen said he can't serve as President. Board member Caruthers volunteered to serve as President – unan.

V.P. – V.P. Oldham volunteered to serve again as V.P., unan.

Treas. – V.P. Oldham nominated Treas. Bartsch, unan.

Secy. – V.P. Oldham nominated Secy. McEncroe, unan.

Next meetings: 11/16/22 and 1/18/23 at 6:15 – Board member Pedersen reaffirmed that he would offer either date for reserve study author Andrew Klausen to attend.