

Minutes – 12/7/21 GRCA Board of Managers

Board members in attendance: Pres. Wandler, VP Oldham, Treas. Bartsch, Secy. McEncroe, Noelle Vance, Charlynn Caruthers, Roger Pedersen (via Skype) Quorum established.

Staff in attendance: Office Manager Royer and Property Manager Michael Hecht

Guests: Officers Joe Page and John Bulman w. Golden PD Community Resource Team. Crime stats comparable for other areas of Golden. Please call in weird stuff. Lighting is biggest deterrent (could use more at 1150, 1200, and 450). Peephole cameras are good deterrents. Avoid vegetation which allows burglars to be concealed. Use signage advertising you have an alarm system. If you see something, say something. CRO@cityofgolden.net

V.P Oldham motioned to add an Executive session regarding personnel to the agenda, Noelle seconded, unan.

Minutes – Pres. Wandler motioned to approve the 10/19/21 minutes, Noelle seconded, unan.

Homeowner: Bldg. 11, problem with neighbor. Wants to remove interior walls. Wants stains removed in at entry door.

Office Manager's report: Hours of operation are on website.

- Busiest times for gym are 3PM-7PM
- Would like to do a movie night 1X/month
- Recommended amounts for holiday bonuses.

Property Manager Michael Hecht's report:

- Water leak into 1400 Golden Circle #112 on 6/19/21, reported 10/11/21. Charlynn motioned to reimburse the Jones' the \$1,351 they paid for water damage, less the \$285 that GRCA paid Safe Systems to repair the heat sensor alarm system for a net payment of \$1,093. Secy. McEncroe seconded - unan.
- Key card access for clubhouse and fitness facility. Decided to leave access as is, i.e., during times when front desk is staffed
- Is seeking quotes for trash/recycling as service has been unreliable. Noelle asked that signs be installed on recycle bins to ensure only recyclables are placed in recycle dumpsters; Michael will install them
- Renegotiated contract with Comcast and will be saving \$6,529.68 for internet over the next 3 years.

Entered Executive session at 9:21 PM; exited at 10:21. Pres. Wandler proposed bonuses as follows: Hulk Enterprises \$250, Office Mgr. Royer \$250, Leo \$200, and \$150 each to Jen, Matt, Amber, and Justin

Pres. Wandler motioned to increase Hulk Enterprises 2022 contract from \$53,000 to \$60,200. Charlynn seconded.

Charlynn – phone service for after hours needs? Office Mgr. Royer will look into options

Noelle – Proposed a GRCA Board Newsletter and offered to be the initial editor. Treas. Bartsch motioned to approve newsletter, Pres. Wandler seconded, unan. Noelle plans to publish the first edition in early January

Next meeting: Wed. 1/26/22; adjourned 10:45 PM