

Minutes of 12/8/20 special meeting of Board of Managers GRCA to discuss hours of operation (if any), of Community Center and Fitness facility.

Called to order by President Wandler at 6:25 PM

In attendance: President Wandler, V.P. Oldham, Secy. McEncroe, Carl Evans, and Wendy Renee; quorum established.

Staff in attendance - Office Manager Janie Royer and Property Manager Michael Hecht

Agenda – added an item regarding noise from neighbors (building 10, ), and an issue regarding Bldg 10 (SH). Aaron motioned to approve, Carl seconded – unanimous

Fidelity Insurance – Michelle Vanags/State Farm needs results from most recent audit by LCM before she can bind coverage at \$513,000

Carl motioned to approve, and Wendy seconded, minutes from 10/21/20 and 11/18/20 GRCA Board meetings

President Wandler recommended that since no candidates for the open Board positions are present that we defer any discussion/action until the next meeting.

Building 10, – tenants have a volatile relationship; police have been called, unacceptable noise from 11PM until 2-3 AM, 3-4X/week. Wendy has heard of HOAs which require carpeting/sound attenuation. Carl noted that throw rugs may be enough. Owner lives in NY, Janie has offered to view unit with owner's permission. Janie will contact residents to notify that there have been complaints about inordinate noise, and to explain fine structure. Dates, times, and police reports need to be documented; sound recordings would also be helpful. Board will then send a letter.

Property Manager Michael Hecht said that

Phone conf. with Bob Weiss/LCM Property Mgmt.:

1. Regarding amending the Condominium Declarations from requiring 100% of owners to approve, to only requiring 51% of owners to approve a change in Condominium Declarations (we currently need to have the approval of 100% of the first mortgagees). Once amended, approval by 51% of 75 owners (a quorum of owners) is then needed to approve the sale of the property. A 30' easement on east will be granted in perpetuity.
2. Owner in Bldg. 10, unit 413 has fulfilled 1<sup>st</sup> portion of agreement on late HOA dues; however, assessments, late fees, and interest, are still due. Springman Brady has informed him that he is not in good standing. We also need him to be restrained from deluging the Board with e-mails – Bob will check with Springman Brady

Property Manager Michael Hecht's report:

1. The owner in Bldg 11, wants to install a small sauna in unit. Michael will contact Golden Bldg. Dept. for advice.
2. Leo's contract: Concern with min. wage going up to \$14.77/hr. on 1/21; is requesting a 10% increase in his contract. Michael said that Leo said it has not been updated since 2013; however, the Board's perception is that there was a substantial adjustment in 2016. Michael will e-mail Board a copy of current contract; and if possible, a proposed new contract.
3. Needed maintenance on boilers in buildings 9, 10, and 11. U.S. Engineering will replace expansion tanks and pressure relief valves (currently max. out at 30 psi, new valves will be good for 50 psi.). Frank motioned to approve spending up to \$5,300 for mtce., Carl seconded - unan.

4. 4 Boilers from 1994 need to be replaced at ~ \$30,000 each; U.S. Engineering does not want to do major maintenance when they need to be replaced. Frank proposed that we should budget 1/year. Board is requesting sealed competitive bids.
5. 4 of 6 fire hydrants (from 1973) need to be replaced. Received bids of \$12,000-\$13,000 each.
6. Carl motioned to amend GRCA Rules & Regulations to accept proposed A.10 to A.14 (attached), with change at A.10 to include a maximum width of 7.5' and maximum height of 8,' Aaron seconded, unanimous
7. Renee motioned to approve investing \$11,000 to remodel laundry rooms (which will be offset by \$5,000 sign in bonus), John seconded, unanimous

Office Manager Janie Royer's report

1. What is the time slot on the hot tub? 1 hour
2. Holiday bonuses – Due to the time staff stayed at home while still being paid during COVID, Aaron motioned to refrain from issuing to staff, but to provide bonuses of \$200 to Michael, Leo, and Janie; Carl seconded, unanimous.

VP Oldham stated that a Board member needs to make two motions regarding the land: Motion 1 – to amend the Assn. declarations to allow the sale of land, and Motion 2, to bring that amendment to the owners for the proposed sale of the "tennis court" parcel. Secy. McEncroe so motioned, and VP Oldham seconded, unanimous

Next meeting: 1/20/21 at 6:15