

Minutes: GRCA Board of Managers' meeting 4/21/22

Board members in attendance: President Wandler, V.P. Oldham, Secy. McEncroe, Charlynn Caruthers, Roger Pedersen, and Noelle Vance – quorum established,

Pres. Wandler called the meeting to order at 6:25 PM

3 unidentified guests were present

Proposed additions to the Agenda:

- Discussion on the Reserve Plan by Roger Pedersen
- An Exec. Session regarding contracts
- Discussion led by Noelle Vance on water conservation.

Aaron motioned to approve the agenda with the above 3 additions, Charlynn seconded, unanimous

Charlynn motioned to approve the 3/16/22 minutes, V.P. Oldham seconded, unanimous (except for Noelle who abstained as she was not present at the 3/16 meeting)

Homeowner open forum: Building 1 has been a homeowner since 2001. He explained that he has totally remodeled his unit, and is seeking Board approval to install a "Mini-Split" air conditioner. The fan unit is ~ 36" X 24" and would attach to the wall above his window. President Wandler motioned to approve, subject to unit being mounted on wall not to extend greater than 8" from the wall, and subject to Michael Hecht's supervision and working understanding, Charlynn seconded, unan.

Office Manager Royer's report:

- 7-9 stolen vehicles/week – neighbors have reported to Golden PD, GRCA needs a list of incidents from Golden PD (Golden PD is trying to catch the thieves when the alleged thieves meet with the renter who is appears to be in charge of the alleged theft ring). VP Oldham motioned "Regardless of the renter's association with the alleged thieves, there have been enough disturbances of a serious nature that unless the owner and/or renter can show cause at our next meeting to refrain, the Board will impose fines against the renter and owner pursuant to Section 19 of our Declarations, and Sections e & f of our bylaws." Charlynn seconded, unan.
- 3 copies of the newsletter will be placed at the entry of each building
- E-mail votes must be sent to Janie (either by e-mail or via text)
- Leo may have fixed the old key card system. Gym accessible 0500-2100 (clubhouse is staffed 0900-2100). If Leo's fix works, we'll apply same system to clubhouse. Cards are \$5 and must be surrendered when a tenant leaves (400 cards for \$500).
- Office staffing: Effective 3/1/22 has reduced labor by 11 hours/week; if the Board so requires she could reduce labor by an additional 9 hours/week.

Property Manager Michael Hecht's report:

- Structural pursuant to Martin/Martin's engineering: 110K, 242K, and 250K (Michael will find out why one is just 110K). Noelle voiced concern about getting structural work and boilers both done
- Card readers – hold til we find out if old system works
- Expansion tank bid - \$5,900 from Climate Eng. Michael can purchase from Johnstone for \$2297 (+tax & will verify that it will be big enough for the soon to be replaced boiler) and Milusos can install for \$750. Secy.

McEncroe motioned to authorize Michael to purchase from Johnstone and have Milusos install, V.P. Oldham seconded, unan.

- Noelle voiced concern that pesticides/herbicides are being applied without prior notice, nor is flagging being installed to indicate the areas treated. Will emphasize preference to use deep root vs. back-pack sprayer.
- Switched from Waste Connections to Republic
- Water line break fixed by Afford-A-Rooter
- Has \$1,500/month discretionary spending, does it rollover? Yes. Michael has dreams/plans for what needs to be done; he'll present for next year.

Exec. Session 8:19 PM –

- Board members send their thoughts to Aaron regarding Michael and Milusos within 1 week. Charlynn – Ask Michael and Leo what they would like to see changed in their contract
- Exited 8:50 PM

Reserve study – Roger

- Not required to have a reserve study, but do need a reserve policy
- Board will attempt to maintain reserves at > 75% of required amount
- \$10,580 for ARS (Aspen Reserve Specialists) for a formal reserve study. Can we get a discount since we have prints: Ballard Eng. on plg/water/heat, Martin & Martin on structural, and Climate Eng. on Boilers. Frank stated that in 2009 or 2010 KIOWA was passed and mandated 14-15 requirements for community associations which may not even be needed. Aaron is hesitant to invest 10K in a study. Frank – used to need 75% approval to change Declarations, 4 yrs ago was reduced to 51%. Noelle thinks \$10,580 is too much. GRCA provides the above mentioned documents to see if ARS can drop their price.

Next meeting: 5/25/22 6:15