

Minutes: GRCA Board of Managers' meeting 6/15/22

Board members in attendance: President Wandler, V.P. Oldham, Treasurer Bartsch, Secy. McEncroe, Noelle Vance, and Roger Pederson and Melanie Gage (both via Zoom) – quorum established,

Also in attendance: Office Manager Royer, Property Manager Michael Hecht, and Leo Banuelos/Milusos Maintenance.

Pres. Wandler called the meeting to order at 6:25 PM, and noted that he'd need to leave at 9:15 PM

Guests: Owners building 9 and 10

Discussed agenda – Secy. McEncroe motioned to approve, President Wandler seconded, unan. except Noelle

Approval of 5/25/22 Board minutes (taken by Pres. Wandler): V.P. Oldham motioned to approve, Pres. Wandler seconded, unan. (w. Secy. McEncroe abstaining as he missed meeting related to covid quarantine in Israel)

Owner building 10: Noted there is a crack in the wall by #10-503 which is letting in bats, and has been a problem for several years. President Wandler asked that he work with Office Manager Royer.

Boilers: Subsequent to a presentation of various options by Treasurer Bartsch; Noelle motioned to authorize Climate Engineering to order 4 Raypak boilers for heating, and 2 "Grade 4" (highest efficiency) boilers for domestic hot water (the Raypaks can use existing venting, the boilers for hot water will require new flues on the outside of the buildings). The motion stipulated that Treasurer Bartsch and Property Manager Hecht coordinate with Climate Engineering to develop a schedule to install 3 new boilers in building 9 in the Fall of 2022, and although all 6 will be ordered at the same time, to defer installation of 3 new boilers in building 10 until Spring 2023. Also, as part of the motion, contractual obligations will be subject to review by counsel (which will be coordinated by Bob Weiss/LCM). Roger seconded, unan.

President Wandler motioned to authorized Climate Engineering to proceed with electrical engineering related to installation of the boilers (Electrical Engineering was not included in Climate Engineering's proposal; it is estimated to be \$2,000-\$3,000). Noelle seconded, unan.

Milusos Mtce.: Can Leo commit to contracted time on premise/available March-October, 7 business days (M-F) each month Oct-March? Yes. Leo noted that although he has heard that things don't run as well as when he is gone, he does not concur. He noted that Angel is his right hand man and is competent.

- V.P. Oldham stated that snow removal in February was poorly done, Leo disagreed
- Roger stated that appearance is not comparable with Heritage Village to the south.
- V.P. Oldham asked if, when "out of town" if Leo could "check-in" every other day. Leo said yes, he will, and will commit to being more available Oct.-March. Melanie wants clarification on what is covered under the contract and what should be billed as additional work.

Building 7 – Unit 105 – Multiple disturbances, including responses by Golden PD:

- Melanie: Has owner of unit been informed of issues, and has the owner been fined? Not yet on either.
- Noelle – letter should be sent by return receipt/certified mail.
- Frank – fines will be levied and can go back for documented instances. \$100, \$250, and \$500 (and continued at \$500 for each event). Fines won't be levied until owner has the opportunity to present viewpoint to the Board at the July 2022 Board meeting.
- President Wandler motioned to send draft letter in 6/15 Board packet, Secy. McEncroe seconded, unan.

Foreclosure discussion on 501 Golden Circle #205: Amount due GRCA is \$10,669.73 in past due dues, interest, and fines. V.P. Oldham motioned to take foreclosure action, as outlined in the 6/15/22 Board packet, and pursuant to advice from Springman Brady. President Wandler seconded. All in favor except Noelle. The motion made by V.P. Oldham and seconded by President Wandler was:

Vice President Frank Oldham motion: President Aaron Wandler Moved and Seconded, that the Board of Managers ADOPT a resolution to approve the commencement of a judicial foreclosure action and money suit on the unit owner as identified by accounting records as Building 501 Golden Circle Golden, CO 80401 unit number 205, and who is currently delinquent in payment of assessments in an amount equal to or in excess of an amount totaling six months of common expense assessments as allocated to the owner's unit pursuant to the Association's annual budget. Motion passed with six voting for ADOPTING a resolution, and one voting against ADOPTING a resolution and zero abstaining from the vote.

Melanie suggested we have an independent Audit of our financials. V.P. Oldham noted that we have that done every year for the annual meeting, and noted that he'll request that Bob Weiss/LCM send a copy of the independent audit to Melanie. Melanie noted that we also need to "tighten up" Milusos Maintenance's contract (Board members will review prior to our next Board meeting).

Noelle motioned that we approve all invoices for June, Aaron seconded, unan.

Frank motioned that Susanne Leff draft verbiage for the following 3 new policies, Lynn seconded, unan w. Noelle abstaining:

- Collections (revision)
- Homeowner access to common elements
- Enforcement of rules & regulations

Janie's report:

- Steve Hymes has been hired part time to staff the front desk
- Owner of building 11 is essentially living in clubhouse. Would like a policy of maximum of 4 hours/day. Has been fined for sleeping (multiple times) in stairway. Roger, Frank, and Janie met with Paul to try and cajole him into spending less time in clubhouse. A policy will be drafted, and included for discussion at the next Board meeting.

Property Manager Michael Hecht

- Martin/Martin needs \$1,000 to prioritize list on blocking, etc. It would cost \$250,000 to do all the work, Michael will ask Martin/Martin to let us know how much work needs to be done in the 2022-2023 budget year, and how much can be deferred to 2023-2024 budget year.
- Parking lot patching \$20,475. Noelle motioned to approve, President Wandler seconded, unan
- Melanie motioned to approve up to \$13,000 for sweeping and striping. All in favor except Noelle.

President Wandler needed to leave at 9:15 PM

Noelle:

- 2 owners missed single payments. LCM sent notice to Golden Ridge address by standard mail. Noelle motioned that any notice of delinquency be sent by certified or return receipt mail, Melanie seconded, all in favor with V.P. Oldham abstaining.
- LCM assessments for late payment of HOA dues, an:
 - Admitted that the owner of 1200 Golden Circle, #XXX was not aware first HOA payment had been missed, and owner did make subsequent payments via ACH, yet \$1,083 was charged in the late assessment and attorney's fees; LCM waived late payment fee but informed owner that the attorney's fees remain.
 - 2nd owner was not aware first payment had been missed, and did make subsequent payments via ACH.
 - 3rd owner was notified that 8 months of late fees and interest were due.
 - Melanie motioned to bill LCM for fees for late payment, interest, and attorney's fees in all 3 specified instances, Noelle seconded. Discussion – Frank thinks LCM should pay attorney's fees in first case; however Bob Weiss needs to come to 7/20/22 meeting to discuss.

VP Oldham adjourned meeting at 9:47 PM; next meeting 7/20/22 at 6:15