

Minutes: GRCA Board of Managers' meeting 7/20/22

Board members in attendance: President Wandler, V.P. Oldham, Treasurer Bartsch, Secy. McEncroe, Charlynn Caruthers, and Melanie Gage (via Zoom) – quorum established (Roger joined by Zoom at 6:27)

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

Pres. Wandler called the meeting to order at 6:21 PM, and noted that he'd need to leave at 9:15 PM (Board member Roger Pedersen joined via Zoom at 6:27 PM)

Guests: Bldg. 9- unit 201

Discussed agenda – Charlynn motioned to approve, V.P. Oldham seconded, unan.

6/15/22 Board minutes – Pres. Wandler motioned to approve the minutes of the 6/15/22 Board meeting, V.P. Oldham seconded, unan. (Board member Charlynn Caruthers abstained as she was not at the meeting).

Leo Banuelos' explanations of various invoices from Milusos' Mtce.:

1663 – \$1,250 – for sod replacement after a main break

1664 – \$1,490 - landscape contract is for basic maintenance, repairs not covered

1668 – \$3,550 – storage tank (was included in Boiler package, but needed ASAP); still need 2 more, would have been \$12,000 additional for the 3

1669 - \$400 – was beyond scope of regular landscape

1671 - \$700 – removing branches & large tree stumps left by tree company

1672 - \$1575 – snaking out numerous drains around the complex over past 3 months.

Pres. Wandler motioned to approve all invoices, Charlynn seconded, unan.

Property Manager Hecht's action items:

1. Bats taken care of for \$350

2. Bees still a challenge - \$2,600 to get rid of bees, drywall repair up to \$2,400. Pres. Wandler motioned, Charlynn approved – unanimous.

3. Cracks in bldg. 10 in the brick veneer. \$3,100 for engineered plans, but can just fix with foam up to ½" and mortar for bigger cracks (using Tapcons with brick ties). Michael will send structural evaluation to Roger.

Secretary Bartsch's report, explanation of Reserve Projections:

1. Worst case scenario is a reserve balance of \$110,121 May 2023
2. kVA electrical engineering's estimate is \$8,000 for Bldg. 9, so worst case would be \$105,121
3. Due to funds availability and reserve fund considerations, Pres. Wandler motioned to rescind the 6/15/22 motion to purchase 4 heating boilers, and 2 hot water boilers (all Raypaks), V.P. Oldham seconded, unan.
4. Treasurer Bartsch motioned to purchase to 2 heating boilers, and 1 hot water boiler (all Raypaks) for Bldg. 9 for \$285,000, with signatory authority by Pres. Wandler; Pres. Wandler seconded, unan. Property Manager Hecht noted that parts from old Lochinvar's from Bldg. 9 will be saved for Bldg. 10 in case emergency repairs are required before the boilers in Bldg. 10 can be replaced.
5. Discussed Bob Weiss' "Resolution of the GRCA accounts payable policy for general invoices. Melanie motioned to authorize Michael to purchase up to \$6,000 as appropriate without Board approval, Pres. Wandler seconded, unan.
6. Will revisit LCM/Bob Weiss' resolution next month

Nuisance complaints pertaining to tenant in Bldg. 7, unit 105. Pres. Wandler will email the Board draft language for an e-mail vote or discussion at the next Board meeting.

Implementation on foreclosure. Aaron motioned to invite Springman-Brady and Bob Weiss to our August meeting to discuss implementation of legislation which will become effective 8/11/22, Secy. McEncroe seconded, unan. except that V.P. Oldham abstained.

President Wandler motioned to table the Newsletter until further notice as there were only 4 votes for the past 2 issues, and we need 5 to have a quorum, Secy. McEncroe seconded, 5 in favor with Roger and Melanie opposing, motion passed.

Reserve Study – On 8/11/22 Roger and Property Mgr. Hecht will be meeting with Andrew Klausen. The study should be completed ~ 10/13/22, and Property Mgt. Hecht will invite Mr. Kausen to the 10/19/22 Board meeting

Due to illness, Office Mgr. Royer's report will be deferred to the August Board meeting.

Additional information from Property Mgr. Hecht:

1. Regarding a slip/fall. Secy. McEncroe received an unsolicited call from an attorney. McEncroe motioned that any Board member/staff member contacted regarding any legal action needs to be referred to our attorney and insurance carrier, V.P. Oldham seconded, unan.
2. Use of old tennis court by off-site people for parties, off lease dog exercising, etc. Property Mgr. Hecht is authorized to prohibit outsider's use.
3. Charlynn asked about Rooftop AC for clubhouse – defer for consideration in 2023 budget
4. Roger – "Flock camera system?" Does not deter crime, but does help with post criminal activity. Budget is too tight to pursue at this time.

Xcel will replace regular bulbs with LEDs free of charge for any owner so requesting them

Next meeting: Wed. 9/24/22 at 6:15 PM

Adjourned - 9:10PM