

May 25th, 2022

Board of Managers Meeting Minutes

- Board Members in attendance:
 - President Aaron Wandler, Vice President Frank Oldham, Treasurer Lynn Bartsch, Noelle Vance, Roger Pederson
- Absent:
 - Secretary John McEncroe
- Golden Ridge Condominium Association representatives: Janie Royer, Michael Hecht
- Meeting called to order at 6:23 pm
- Motion to approved the revised agenda Lynn, 2nd Frank. Motion passes unanimously.
 1. Call to order and establish a quorum
 2. Approval of agenda
 3. Home owner open forum
 4. Board application
 5. Office report
 6. Property manager report
 7. Executive session
 8. Financials
 9. Old business
 - i. Contracts
 10. New business
 - i. Reserve study
 - ii. Staff raise
 - iii. Water conservation
 - iv. Building 7 nuisance resident
 - v. Clubhouse use
- Motion to approve minutes as revised Aaron, Noelle 2nd. Motion passes unanimously.
 - Under "Reserve Study – Roger," Roger requested the first bullet include, "Not required to have a reserve study, but do need a reserve policy. GRCA policy states there will be a reserves policy."
 - Under "Reserve Study – Roger, Roger requested the acronym "KIOWA" be replaced with "CCIOA."

Homeowner open forum

- *Homeowner #1 Building 2*
 - Called LCM Property Management 10/1/2021 to set up autopay.
 - Learned in late May 2022 that the October 2021 HOA payment was overdue.
 - \$1,083.93 due to late fees, including LCM Property Management delinquent fee (\$125), this was due to missing the October 2021 HOA payment.
 - Unit owner will provide a breakout for each fee and associated dates, will ask LCM Property Management what date they received the ACH request.
 - Would an ACH form submitted on 10/1/2022 allow enough time to get an ACH for October 2021 HOA assessment?

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- Received a letter dated February 2022 from the Springman, Braden, Wilson, & Pontius, P.C. about the missed October 2021 HOA payment.
- Vice President Frank Oldham had a conversation with Bob Weiss of LCM Property Management
 - LCM Property Management needs \$354 for October 2021 HOA fee.
 - Bob Weiss will see if the Springman, Braden, Wilson, & Pontius, P.C.'s fees can be reduced from the roughly \$558.
 - Owner paid \$1,083.93 to the Springman, Braden, Wilson, & Pontius, P.C.
 - Noelle Vance will work with the unit owner and his grandmother about establishing a timeline and gather artifacts.
- *Homeowner #2 Building 7*
 - September 2021 unit contact called LCM Property Management on her parent's behalf to change the bank account information resulting in missing the September 2021 HOA fee.
 - No communication was received from LCM Property Management about a missed September 2021 HOA payment.
 - May 2022 a county sheriff delivered a court summons for the missed September 2021 HOA payment.
 - The situation has escalated to the point of that the unit owners are scheduled to appear in court.
 - LCM Property Management had incorrect address for correspondence.
 - The real issue seems to be with the unprofessional interaction the unit contact had with LCM Property Management.
 - Unit owner still has an outstanding balance from the missed September 2021 HOA payment and other fees.
 - Noelle Vance will also assist the unit contact with establishing a timeline and gathering artifacts.
 - Frank Oldham advised to attend court on June 15th, 2022 and request a postponement or continuance.
- *Letter from homeowner Building 1*
 - Renter's heat won't turn off.
 - Renter pulled the thermostat off the wall.
 - Millusos Maintenance did a zone valve check.
 - The situation has been resolved after the unit owner spoke to Janie Royer.
- *Homeowner #3 Building 11*
 - Unit owner believes the unit below him has a broken bathroom vent fan and the HVAC piping was vandalized by the previous tenant.
 - Michael Hecht used a camera to confirm the HVAC tube is properly functioning.
 - Unit owner thinks the video is deceiving. Aaron Wandler and Michael Hecht will discuss a method for a solution proposal.

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Board Application: Melanie Gage

After a question-and-answer period with Melanie Gage the board appointed Melanie to a board of managers term ending September 2024.

Office Report

Multiple residents have complained about the geese around the pond, USDA would be able to roundup the geese. Frank Oldham motioned to table this discussion to the next meeting, Lynn 2nd. Aaron, Frank, Roger, and Melanie voted in favor; Noelle voted against the motion.

8:09 pm executive session including Janie Royer

- *Janie left the executive session at 8:16 pm, board only executive session.*

Executive session ended 8:40

Financial Report

- Lynn, Roger, and Noelle will form a subcommittee to draft expectations to communicate with LCM Property Management.
- Aaron, Frank, and John will form a subcommittee to draft the expectations to communicate with Millusos.
- Melanie will work directly with Michael and Janie on a monthly schedule to budget items listed in property management report.
- Lynn motions to require LCM Property Management to report by contract reporting. Aaron's 2nd. Motions passes. Aaron, Lynn, Noelle, Roger, and Melanie vote in favor. Frank abstains.

Property Manager Report

- Michael will pull references for the crawl space repair pricing.
- Michael will request pricing per building to adhere to Lynn's motion to require LCM Property Management to report by contract reporting.
- No updates regarding boiler replacement. Michael is getting updated quotes from boiler vendors based on new blueprints.
- Swamp cooler in building 10 is no longer functioning. The original swamp coolers are from 1973, the cost for replacing all high-rise swamp coolers is \$14,256 per swamp cooler if all are replaced at one time. The price increases to about \$18,000 per swamp cooler if done separately. Lynn stated the building 11 swamp cooler, "sounds like death".
- Clubhouse air conditioning (AC) has not worked for several years. A new AC is \$19,619.
- Installing new external building light bulbs cost \$130 per light for installation. This the lowest bid Michael has obtained. To replace all external build light bulbs is about \$4,500. Aaron will speak with Millusos Maintenance about installing the lights as part of the special projects clause of his contract.
- Michael will develop a schedule to propose approval for funds on monthly basis.
- Noelle motions to approve \$150,000 to begin addressing boiler repairs and crawl space foundation repairs. Michael will work with Melanie to develop a schedule for expenditures starting June 1st, 2022 through September 30th, 2022 to maintain an adequate reserve fund

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balance. Roger 2nd. Motion passes. Aaron, Lynn, Melanie, Noelle, and Roger vote yes. Frank abstains.

- Aaron motions to authorize the city to install new water mains and valves as part the 2022 utility replacement project. Lynn 2nd. Motions passes unanimously.
- Noelle motions to approve the beetle infestation with injectable pesticide for at least 89 trees for an expenditure not exceed \$5,000. Lynn 2nd. Motion passes unanimously.
- Noelle motions to encourage water conservation through covering the cost of installing efficient toilets through December 2022 by advertising the incentive in the June 2022 newsletter. (Append proposal) Roger 2nd. Motion passes unanimously.
- Noelle motions to approve Roger's reserve study proposal for \$5,747 from Association Reserves – Colorado for the Loyalty Update Plan with 12-week delivery. Melanie 2nd. Motion passes. Frank opposes, Aaron, Lynn, Roger, Noelle, and Melanie vote in favor.

Next meeting is set for June 15th, 2022 at 6:15 pm.

Meeting adjourns at 11:03 pm.