

No 25 Downing

Executive Board Minutes

February 7, 2017

Board Members in Attendance:

Ted Stolberg

Kylie Seacat

Tina Crew

Carol Rathe

Ron Marshall

The meeting was called to order at 5:42 p.m.

Guests:

There were no guests present.

Homeowner Forum:

Janice Rippy requested a card table be purchased for the Loggia. The board discussed this and decided that the existing tables are sufficient.

General business:

- The minutes from the November 15 board meeting were reviewed and approved
- The December 31 financial reports were reviewed
- The Director's report was presented

Unfinished business:

- The loggia remodeling project is almost finished.
- The elevator shunts were discussed; at this time we are waiting to hear from Denver Fire Department as to whether these are necessary. It is possible that an alternative, less expensive

procedure could be done to cap the water lines near the elevators. Gregg is collecting proposals from fire control companies.

- The elevator cab floors and metal walls have been refinished. The remainder of the refurbishing is to occur in April.
- Rental property issues were discussed. The board will write a letter to owners and tenants to clarify the relationships between management and owners, and owners and tenants.
- Gregg reminded the board that the windows are under warranty until 2019, and that eventually a decision will need to be made regarding the windows that are experiencing bubbling.
- Draft resolutions were received from Winzenburg, Leff, Purvis and Payne and were discussed. The board decided that a special meeting of the homeowners would be called in May or June to discuss these resolutions.

(1) Cleaning of HVAC pans and lines in individual units. This resolution was approved unanimously, subject to council questions that would cause the board to reconvene.

(2) Prohibition against short-term rentals such as AirBNB. This resolution was approved unanimously.

(3) Rental Cap. This resolution would give the board authority to establish a cap on the number of properties allowed to be rented. Gregg is to assemble information from similar buildings and on mortgage company guidelines. A draft of this amendment was not yet received.

New business:

- The HVAC boiler will need to be replaced, initial cost estimate is \$90,000.
- The board approved a change from Centerpoint Energy to United Energy Trading for natural gas.
- Adding outlets in the garage for electric cars was discussed. There is a potential issue with the supply of electricity to the building. There is a possibility of an Xcel Energy rebate for adding outlets. Gregg will obtain additional information.
- The plans for unit 1-1102 were approved.
- Retractable screens were approved for unit 2-501.
- The board is considering writing rules for the use of the Loggia. Rules would cover parties and reservations, damage deposits, and limits on the use of the space.

The meeting adjourned at 7:15 p.m.