

No 25 Downing

Executive Board Minutes

April 18, 2017

Board Members in Attendance:

Ted Stolberg

Kylie Seacat

Tina Crew

Carol Rathe

Ron Marshall

The meeting was called to order at 6:14 p.m.

Guests:

Bri from Winzenburg, Leff, Purvis and Payne was present to discuss the resolutions with the board.

Homeowner Forum:

There were no homeowners present.

General business:

- The minutes from the February 7 board meeting were reviewed and approved
- The March 31 financial reports were reviewed
- The Director's report was presented

Unfinished business:

- The loggia remodeling project is finished.
- The board approved the loggia rental contract as presented.
- The elevator shunts were discussed. We are still waiting for a decision from Denver Fire.
- The elevator refurbishing is in progress and should be completed by the end of April.

- The board approved replacing the existing boiler at an approximate cost of \$90,000. The new boiler will be a six-part system, and the contract payable in three installments. The association is expected to receive energy savings as a result of the replacement.
- The board issued 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. Blake from Pella will be coming in to look at the windows so that an order can be placed before the warranty expires.
- Adding outlets in the garage for electric cars was discussed. The board decided not to proceed at this time due to limited energy supply to the building.
- Draft resolutions were received from Winzenburg, Leff, Purvis and Payne and were discussed. The board decided that two notices will be sent to homeowners, followed by a special meeting of the homeowners in June or July to discuss these resolutions.

(1) Cleaning of HVAC pans and lines in individual units. This resolution was approved unanimously on February 7. If this resolution passes, the 2018 budget for HVAC maintenance will be increased by \$25,000 to cover the cost of the cleaning.

(2) Prohibition against short-term rentals such as AirBNB. This resolution was approved unanimously on February 7.

(3) Rental Cap. This resolution would give the board authority to establish a 30% cap on the number of properties allowed to be rented. This resolution was approved unanimously on April 18.

New business:

- The board discussed and approved adding perennials and roses to the courtyard planters.
- The board approved hiring Aspen Reserve to conduct a reserve study in 2017.
- The board approved a new HVAC controller to be installed on the roof, at a cost of \$11,000. The old one is obsolete. Control Systems will monitor the new controller.

The meeting adjourned at 6:52 p.m.