

**Donner Place HOA Board Minutes**  
**March 10, 2023, 4:30pm**  
**On site at Layne Guerts condo**

Hugh Barlow opened the meeting and welcomed everyone.

In attendance, Board Members: Hugh Barlow, George Durham, Layne Guerts, Randy Jenson, and Ed Sweeney. Also in attendance: Matt Mendenhall, Welch Randall

A motion was made by Randy and seconded by George to approve the minutes from the February 3, 2023 Board meeting. The motion carried unanimously.

**Property Management Company Report**

Matt reviewed the current Balance Sheet and Delinquencies. Income and expenses were in line and there were no delinquencies on monthly condo dues.

**Business**

The Board approved having Ed continue as President and George as Vice President of the HOA for the current calendar year.

Matt reported that all the 2022 Special Assessments due have been paid. Matt also indicated there are two remaining owners that owe from the 2018 Special Assessment. They are current and will be paid in full by the end of the year.

The Board concluded that the ASANA software program was no longer needed and will let the yearly contract lapse.

Ed would like the HOA to either purchase, lease or rent the Kawasaki ATV that has been used by the HOA for the past four years. It is used to haul the dumpsters to the street and back and to plow the driveway and sidewalks during the winter. Matt will work with Ed to come up with several scenarios and present them to the Board at the next meeting.

Ed will write to Lee and Paula Callister, again asking Lee to move the Cadillac out of the garage and remove the boxes in the 6<sup>th</sup> floor east side emergency stairwell.

Jake Miller Esq. is no longer at Vial Fotheringham. The Board suggested to Matt that he explore with the attorney that Welch Randall uses to see if they would be willing to represent the HOA regarding future HOA legal matters.

Matt explained that TKE has made a proposal to upgrade to a Max Link connection for the emergency phones in the two elevators. The Board reviewed the proposal and made the decision that the \$7,000 upgrade and \$90 a month to service the upgrade was not necessary.

Ed indicated that the north elevator has shut down three times during the past week. Ed met with the service tech, and it was decided to upgrade the current computer programs located in each of the elevators. The tech thought this would help reduce the shutdowns that are not human caused.

Matt indicated he just received a proposal from Crawford Door to install a new door for the garage. The garage door does work. The Board decided to wait until a future date.

Ed reported that Ramiro was replacing all the exit signs in the building with new LED exit signs. The initial cost is about \$750 to purchase the signs. Ramiro will install. It will be done in two sections. The current signs are the original exit signs and are outdated and expensive to maintain.

Ed received a complaint from an owner of a condo in the Oak Gardens Condos directly north of the building. The person complained about what was being stored on the 4<sup>th</sup> floor north side balcony. Ed was instructed to contact the owner and make arrangement to have material that is not related to patio furniture, BBQ's and flowerpots, as set forth in the most current House Rules, be moved to the west side of the patio near the west side fire exit door servicing the 4<sup>th</sup> floor patio.

Ed will talk with the structural engineer to move forward on next steps for the carport and the cost to do a walk-through analysis for the structural health of the building.

The Board liked the idea by George to spotlight residents of the building (only with a resident's prior approval) in future Monday Reports. Ed will work with Matt to come up with a template for the Monday Report. It was also suggested that the Monday Report be posted next to the mailboxes to make sure everyone has a chance to read the Report.

### **Other Business**

Layne asked if the Board could look at dimming the garage lights. She had someone complain that the lights may be having a negative impact on the surrounding areas. The Board will explore any Dark Lights requirements of Salt Lake City or other groups that monitor lighting at night.

The Board will also explore with Rocky Mountain Power about the current status of wattage power that is available in our area for electric car charging stations.

The Board also discussed the issue of limiting condo rentals. Currently there are or will be three condo units that are rented. Do we count 103 as a rental? Several of the Board members recall reading about a 25% maximum which would mean six rentals out of 26 units (counting 103). Board members will report on what they found at the next board meeting.

The next Board meeting is schedule for Friday, April 21 at 4:30pm at Layne's condo.

There being no other business the meeting was adjourned at 5:45pm.