

Donner Place HOA Board Meeting Minutes
April 21, 2023 4:30pm
Layne Guerts residence Unit 203

Hugh Barlow called the meeting to order at 4:30pm.

Attending: Board members, Ed Sweeney, Layne Guerts, Hugh Barlow, George Durham, Randy Jenson, and Matt Mendenhall from Welch Randall.

A motion was made by Ed Sweeney and seconded by Layne Guerts to approve the Board Minutes from the March 10 2023 Board Meeting. The motion carried unanimously.

Property Management Company Reports

Matt reviewed the Balance Sheet and Delinquency report. There is one delinquency. Matt will reach out to the owner. The Balance Sheet and Annual Budget Comparison were in line with no reportable issues.

HOA Business

Ed and Matt had talked about the purchase of Ed's Kawasaki Mule which has been used exclusively by the HOA since 2019. The Board approved purchasing the Mule and having Matt determine a fair book value price for the Mule and discuss with Ed.

Matt indicated the outside patio storage issue related to Unit 401 had been resolved.

Matt indicated that Ramiro is starting the process of getting the pool, hot tub, and patio ready for the summer. No official date has been set. With any luck it will be open prior to Memorial Day, weather permitting.

Ed reported that the wood blinds in the second-floor entry vestibules need to be replaced. They are not operational. After discussion the Board approved by acclamation the purchase of new blinds. Ramiro indicated the cost would be approximately \$700 for each side.

The elevator control panels are being updated by TKE. Hopefully, this will help alleviate the numerous shutdowns. That will occur on Tuesday April 25th.

The Board discussed having Happy Pipes Plumbing test the water shut off valves that were installed several years ago. The hope was that the valves would isolate parts of the building that could be shut down rather than having to shut the water off the for the entire building. The Board approved by acclamation.

Ed reported that he had spoken with Dean Webb the structural engineer the Board has been working with. Dean will meet with the Board in May to discuss next steps for the carport and visual survey of the main building for structural integrity.

Ed reported that Ramiro has started preparing the grounds for the summer. That includes, fertilization, mulching and preparing the lawns and beds as well as ground cover in certain areas on the east side of the building.

Hugh requested that the HOA install electrical outlets to service those who park in the carport. The Board approved by acclamation that JP Electric install sufficient electrical outlets in the carport.

Matt and Ed introduced the new format for the Monday Report. It will be called the “Donner Place News” with a new layout, including photos.

Board Member Section

It was requested by several residents that notices going out to the HOA community should also be texted. Some residents do not keep up on reading emails. Text messages may be a more effective way to communicate notices for certain people. Matt will work on updating cell numbers for the residents of the building who also get emails.

George had made an earlier request about follow up on matters that were addressed in the March Board meeting.

Dark Sky requirements. The Board approved the turning off of the decorative spot lights that shine up on the west side concrete panels. The Board will look at dimming lights in the garage as well as tinting the windows. It’s a matter of balance of security and the dark sky requirements.

Power for electric car battery hookups. Matt is working with both an installer of equipment and Rock Mountain Power regarding installation of one charging station at the building. Matt is also trying to find out how many charging stations could actually be installed with 220 voltage at the building.

HOA attorney. Matt will reach out to Vial Fotheringham to see if they could continue to represent the HOA now that the attorney that we had used has moved.

Restricting the number of rentals. Matt will research what other HOA’s have done and what would be required for our HOA to restrict the number of units for rent to four.

Patio ceiling damage. Ed and Ramiro are looking at all the ceiling damage for the building. Ed will contact Dave Lamping to see what the cost would be to repair all of them. This will be an

ongoing process. We can ask Dean Webb to give his input on what is causing the concrete to break up.

Future planning. Randy indicated that he has been in contact with Atlas Architects, a firm that deals with Condo building and HOA's. He will be getting back to the Board on next steps with them. The Board can also go back to Clear Cut Design and J2Consulting to revisit what they see as next steps.

Empty parking stalls. There are several owners who have only one car. There are a number who have no cars at the present time. The stalls are for the exclusive use of the owners and will remain empty.

Next Board meeting. The next Board meeting is set for May 17th at 4:30pm.

There being no other business the Board meeting was adjourned at 6pm.