

**Donner Place HOA Board Meeting Minutes**  
**May 17, 2023 4:30pm**  
**Onsite @ Unit 303**

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 from Welch Randall.

A motion was made by George and seconded by Randy to approve the minutes from the April 21, 2023 Board minutes. The motion was approved by a unanimous vote.

Matt reviewed the Balance Sheet and Delinquencies. There are no delinquencies, and the Balance Sheet shows a positive cash flow. A question was raised if the savings and checking account funds could be placed in an interest-bearing account. Welch Randall is working on this issue. It seems to be more complicated for HOA's. A motion was made by Ed and seconded by Layne to approve the Balance Sheet and report on Delinquencies. The motion was approved by a unanimous vote.

**Business**

Donner Place Newsletter. Matt reported that the Donner Place Newsletter is working well. He needs help on biographies of residents. George will assist Matt on the biographies.

201 rental. Matt and Ed reviewed the status of the 201 rental. There has been a good number of exchanges with the property management company being used by the Peterson's. The renters are planning on moving in on Wednesday, May 17. Matt will continue to work with the Peterson's and the property management company to complete the request documentation and acknowledgments from the renters.

Number of Units that can be rented. There was discussion that at the next Board meeting the Board will decide what the number of units can be rented. The Board will then approach the owners to approve that number and allow the CCR's to be amended. Renters are very high maintenance because they are not owners and have less interest or knowledge about the applicable HOA rules and regulations.

Pool opening. Ed reported that the pool opening is moving forward. Ramiro continues to work on the pool and hot tub. It may be the pool can open before the Memorial Day weekend.

Replacing vestibule blinds. Ed reported that Ramiro is working on replacing the blinds in the two second floor vestibules.

Turn off valves in garage. Ed reported that the turn off valve project was not successful. The turn off valves that were installed did not shut off water in any part of the building. Without

working drawings of the building it is difficult to see how water is distributed in the building. Randy will talk with his contractor on how he was able to connect a water shut off for the unit. Ed will also talk with Robin Palmer on what she did on her initial work on her condo.

Planting and landscaping. Ed reported that Ramiro will be putting on mulch on the east side of the building and preparing the flower beds for planting. Layne volunteered to help with the pool planters. She will coordinate with Ramiro.

Structural Engineer. There was an onsite meeting with Dean Webb on Monday May 15, 2023. Layne, Ramiro and Ed were present.

A summary of the meeting is as follows:

Ed will go over the Maintenance Program that Dean gave us and make changes so it is site specific to Donner Place and then send to Dean. Dean will make the changes and deliver to the Board a finished Maintenance Program for Donner Place.

We will send Dean a copy of the 2019 Donner Place Reserve Study.

We will send PDF's of all of the drawings we have of the building as well as the new survey and aerial plat for Donner Place.

We will send the proposed scope of work of Dave Lamping regarding the repair of the north wall and adjacent surfaces.

Once Dean has had a chance to review all of the material we will make a time for Dean to come onsite to a one day visual walkthrough of the building and pool area. He will have access to every patio and all common areas that he wants to look at.

Dean will then provide Donner Place with a Formal Report on the structural integrity of the building along with the Maintenance Program on how to protect and maintain the building including the carport moving forward.

Dave Lamping. There was an onsite meeting Thursday May 11, with Dave Lamping. George, Layne and Ed were present.

A summary of the meeting is as follows:

Regarding the rust color stain on the east side entry way Dave's Rep suggested to use soap and water to see if it can be scrubbed out. His Rep could not figure out what would cause the discoloration. We will try cleaning it and see what happens and let Dave know.

He will be giving us the material we will use to patch the patio ceilings where the concrete has broken off.

He will let us know what type of product we can use to glue down the speed bump.

He will let us know how he would approach sealing the carport wall joint and the wall and ceiling where the surfaces are sluffing off. We will run it by Dean, per his request, to see if he has comments.

We will be exposing the membrane in the area where the flower bed runs east and west on the north side entry way to see if there are breaks in the membrane causing water to be able to get to the area where we are going to repair. We will call both Dean and Dave when we expose the area.

Any reports we receive from Dean will be made available to Dave for future reference.

### **Other Business**

Matt will contact the owner of 601 to tell her Lee Teerlink is once again parking an unauthorized vehicle in the 701 parking stalls.

The next Board meeting will be held on Friday, June 16 at 4:30pm.

There being no further business the meeting was adjourned at 5:30pm.