

Donner Place HOA Board Meeting Minutes
June 16 2023 4pm
Layne Guerts Condo

Hugh Barlow opened the meeting at 4:30pm

Board members present: Hugh Barlow, George Durham, Randy Jensen, Layne Guerts, Ed Sweeney. Also present: Matt Mendenhall from Welch Randall

A motion was made by George and seconded by Randy to approve the May 17, 2023 Board Minutes. The motion approved by a unanimous vote.

Property Management Company Reports

Matt reviewed the most current balance sheet and budget comparative statement. Everything is in order and with a positive cash flow. There were no delinquencies reported.

Pool Update

The pool was shut down for seven days by the County due to chemical imbalances. There was a power surge that shut off the pumps causing too much chlorine in the pool. Ramiro and Aqua Tech addressed the situation and the pool reopened. We have had to replace equipment in the pool room. The new equipment that was required by the County is more complicated than the equipment replaced. Ramiro is watching the pool closely as the next shut down would be for 90 days.

Landscaping

Ed reported that Ramiro has completed the landscaping for the summer. He put mulch in all of the garden beds, and with the help of Layne planted the pool pots.

Replacement of vestibule blinds

Ed reported that Ramiro has purchased the blinds and will be putting them up soon.

Vendor Updates

Ed is working to get the data Dean Webb needs before he inspects the building.

Managing Upcoming Remodels

There are two remodels that are planned presently. Unit 301 is a complete remodel (they say it will take a year) and Unit 102 just notified Matt (June 19) that they are going to remodel a bathroom. Unit 401 has indicated they will be moving in once their renters (Patrick and Cari)

move out. Ed will be meeting with owner of 401 to get more information about their remodeling plans. Patrick and Cari purchased Unit 301. Ed has been trying to contact Robin Palmer about her plans for this year for Unit 701. It is going to be a busy year for remodels for the north side. The Board will work with Matt and the owners to make sure the remodels are managed properly and to make sure common area impacts are mitigated.

Other Business

Ed and Ramiro have prepared a check list of what Ramiro will be doing for the summer. A copy is attached to the minutes.

Hugh indicated that Army Corp is moving forward with the remediation plan to find spent artillery shells. The Board needs to stay informed and participate when asked. Hugh also indicated that the City is thinking about upgrading Donner Park. Information can be found at SLC.Park.com

Randy reported that he has one firm, Rimrock Construction, that is interested in talking with the Board and looking at the building. He will keep us posted. He also indicated that other firms that he has talked to shy away from HOA's as they are hard to work with.

The next Board meeting is scheduled for July 14 at 4:30pm

There being no other business the meeting was adjourned at 5:15pm.