

Donner Place HOA Board Meeting Minutes
August 25, 2023 4:30pm

Roll Call: In attendance, Hugh Barlow, George Durham, Layne Guerts, Randy Jensen, Ed Sweeney and Matt Mendenhall, Welch Randall

Approval of Minutes: A motion was made by George and seconded by Layne to approve the minutes of the July 14 Minutes. The motion carried unanimously.

Welch Randall Property Management Reports

Matt reviewed the previous months Balance Sheet and Delinquency List. There were no delinquencies and the cash flow and payments made were in line with the over all yearly budget.

A motion was made by George and seconded by Randy to approve the Welch Randall Report. The motion carried unanimously.

Business

Renewal of 103 rental unit: Matt indicated that the renter in 103 has renewed her one year lease. Ed reviewed what improvements will be made in the near future, including plumbing, new screens, new light bulbs, fixing or replacing the sliding closet doors in the bedroom and caulking around the windows.

Amending the CC&R's: The Board approved moving forward with an amendment to the HOA's CC&R's to create a reinvestment fee and to provide language to limit the number of rental units at any one time. Ed and Matt were authorized to get legal counsel and Matt will provide the Board with sample language that has been used by other HOA's.

Johnson Control Bid: The Board approved the proposal from Johnson Controls to do an assessment of Internal Conditions of Piping in our fire suppression system. The cost is \$895.00.

JP Electric Bid for installing an EV charging station: Ed reported that JP Electric submitted a bid of \$4,900 to install a line from the north shop area to George

Durham's parking stall. The line could carry two dedicated lines for chargers. A total of seven breakers are available for dedicated lines. The Board would like to review the installation of EV Charging Stations so that the cost would be spread out equitably between the owners. At present the homeowner would bear the entire cost of installation.

Pool: Ed reported that the heater for the pool was replaced and is in operation. The cost was \$8,000. Ramiro and Precision Pool were able to clean the heater for the hot tub which is now running normally. Pool closure will be dependent on the weather up to the end of September.

Door repair: Ramiro repaired the second floor north door that had been damaged during remodeling.

Camera station repair: The camera in the pool area was repaired.

102 Remodel: Ed reported that the \$2,500 security deposit has been made and that demolition will take about two days. The contractor indicated that it would take two months to complete the remodel.

103 Remodel: Ed reported that the \$10,000 security deposit had been received and that demolition was on track to be finished by August 30. The communication between the contractor, HOA and owner has been very good.

701 Remodel: Ed reported that Robin Palmer the owner of 701 was contacting the contractor of 301 to obtain a demolition bid for her entire unit.

Structural engineer report: Dean Webb walked the property with George, Layne, Ed, and Ramiro and will be giving the Board his written report in the next week.

Install of metal plates: Metal plates were installed at the entrance of the driveway. The cost was \$1,000. Modifications were made so the plates would not make a lot of noise when someone drove over them.

Community HOA meeting: Ed reported that a meeting will take place at the Benchtower Condos with HOA board members from other condos. The purpose of the meeting is to develop better communication between the various condos

and townhouses on Donner Way. The meeting is set for September 6 at 7pm. Board members are invited to attend.

Next Board meeting: The next Board meeting was set for September 15 at 4:30pm at Layne's condo.

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