

**Donner Place HOA Board Meeting Minutes**  
**September 15, 2023, 4:30pm**  
**On Site @ Unit 201**

**Roll Call**

In attendance, Hugh Barlow, George Durham, Layne Guerts, Randy Jensen, and Ed Sweeney. Also present, Matt Mendenhall (Welch Randall) and guest Ramiro Aranda

**Approval of previous Board minutes**

A motion was made by Randy and seconded by George to approve the minutes from the August 25 Board Meeting. The motion carried by a unanimous vote.

**Property Management Financial Reports/Matt's notice he is leaving at the end of the month**

Matt reviewed the balance sheet and budget comparative from the previous month. There were no delinquencies to report.

A motion was made Randy and seconded by George to approve the reports. The motion carried by a unanimous vote.

Matt informed the Board that he is leaving Welch Randall at the end of the month. Matt is working on a replacement and will continue to help as needed. The Board expressed their deep appreciation and thanks for all of Matt's hard work. Fortunately, Matt will be staying in the area to help with the transition. Ed was devastated. How could Matt leave? Who will he be able to talk to about Lee. A somber day at Donner Place!

**Business**

**Proposed amendments to the HOA CC&R's:** A discussion took place regarding the proposed amendments to the HOA's CC&R's regarding the establishment of the number of Units that will be able to be rented and the establishment of a reinvestment covenant upon the sale or transfer of a Unit. Ed and Matt were instructed to develop language for the amendments and submit a draft to the Board for their review by the next Board meeting.

**Insurance Renewal/Current Insurer sent a Non-Renewal Notice to the HOA:** The HOA's current insurer has decided not to renew their insurance coverage of the HOA. Matt indicated that this was not unusual in the industry. Matt's suggested that the HOA look at two insurance agencies to submit bids to act as the HOA's insurance agent. Matt suggested we talk to our current agent and Sentry West Insurance. Matt indicated they have used Sentry West and have received good results. Matt was instructed to contact both agencies to make sure they are willing to submit bids.

**Pool Update:** Ramiro is working on finding out where water is getting into the power conduit that serves the pool room. Ramiro thinks he knows where the water is getting into the conduit. This has been an ongoing problem. Ramiro will report back to the Board what he finds and make recommendations to correct the problem. The Board approved Layne purchasing two new umbrellas for the patio. The current umbrellas are starting to fail. Layne believes she can get a good price as the summer season is almost over. The closing of the pool will be at the end of September or when the weather begins to get cold.

**102 Remodel:** Ed indicated the remodeling is on track to be completed in the next month or so. It is very low impact.

**301 Remodel:** The owners of 301 are requesting to meet with the board to discuss the second phase of remodeling. A date needs to be set so as many of Board members can be present. The meeting will take place at the Unit.

**Review of Dean Webb's Structural Engineering Report:** The Board reviewed the Report dated August 28, 2023. There was considerable discussion on next steps. It was agreed that Dean should make a formal presentation to the Board and that he should give his professional opinion on the structural integrity of the building based upon his onsite examination. The Report was extensive and outlined numerous deficiencies that need to be addressed to preserve the building for the next fifty years. The Board will continue to discuss next steps. Ramiro is working on one of the deficiencies now. The southeast corner of the building needs to be waterproofed. It will require exposing the corner and making the necessary repairs to seal the wall. The landscaping next to the corner will also have to be changed so that water will be directed away from the wall.

**Status of Summer Projects:** Ramiro and Ed reviewed with the Board the status of the various summer projects. Ed presented an outline of the projects that have been completed and those which still need to be completed. The outline is attached to these minutes.

#### **Other Matters Discussed:**

People should be discouraged from using bird feeders. The feed attracts rodents to the building.

Ed has been working with Dax Shane who is a police officer that lives directly to the north of our building. There have been several break ins to parking structures and condo or townhouses that are on the ground level.

The next meeting of the condo building HOA's located along Donner Way is set for October 25 at 7pm. Board members are encouraged to attend. George and Ed reported on the last meeting that took place on September 6<sup>th</sup>.

The next Board meeting was set for Friday November 6 at 4:30pm.

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