

Donner Place HOA November 10, 2023 Board Meeting Minutes

Meeting called to order at 4:30pm

Roll Call

Present: Board members, Ed Sweeney, Hugh Barlow, Randy Jensen, Layne Guerts. George Durham was excused.

Also present, Emily Webster new Welch Randall Donner Place manager and Matt Mendenhall, outgoing Welch Randall Donner Place manager.

Approval of the September 15th Board meeting minutes

A motion was made by Layne and seconded by Randy to approve the minutes from the September 15th Board meeting. The motion was approved unanimously.

Property Management Reports

Matt reviewed the most current balance sheet and delinquencies. There were no delinquencies, and the income and expenses were in line with the 2023 operating budget.

Status of proposed amendments to the current CC&R's

Matt has retained legal counsel to provide two drafts for the Board's consideration regarding a Reinvestment Fee Covenant, a one time charge when a Unit is sold, and an amendment restricting the number of Units which can be rented at any one given time. Those drafts will be submitted to the Board at its next regularly scheduled meeting.

2024 Projected Budget Rough Draft

Matt submitted a first draft of the proposed operating budget for the HOA in 2024. Board members will review and make comments at the next Board meeting. A copy of the proposed budget is attached to the minutes.

County Property Taxes

Matt reviewed the current amounts owing for 2023 property taxes. The Board approved paying the taxes by unanimous consent.

Comcast Questions and Concerns

Hugh raised the question of whether the HOA is still paying Comcast for basic coverage for each Unit. He had received calls from Comcast that indicated the agreement with Comcast was no longer in effect. Emily was asked to research the status of the Comcast agreement and present the findings at the next Board meeting. Currently the HOA pays \$1,000 per month for the basic coverage to each Unit.

Insurance Renewal

Matt and Ed brought the Board up to date with the renewal of the HOA's current policies. The renewal date is December 8, 2023. According to our agent, the current insurance underwriter is not going to renew their policies. It seems insurance companies are starting limit their risks, by not renewing earthquake, general liability and umbrella policies. Beat, our agent is looking to find other underwriters, at a cost and at the same coverage as last year. It is proving to be difficult. A substantial increase in coverage costs will have a direct impact on the 2024 operating budget. The increase could be substantial.

Pool Closed and Winterized

Ed indicated the pool closure went smoothly. Hopefully, the repairs and changes made this year will carry over to next year and the cost of the pool will stay within budget.

102 Bathroom Remodel

The work at 102 is getting near completion. It should rap up in December. There has been no damage to HOA common areas to date.

Next steps with Dean Webb, structural engineer

The Board agreed that there should be one more meeting with Dean to go over his report and to determine what are the next steps necessary to insure the structural integrity of the building is maintained.

301 Remodel Next Phase

The owners of Unit 301 have submitted the second phase of the project which is the installation of new windows and to build into the common area where the front door is located. The second phase changes significantly the west side of the building. Their proposal is to have glass that runs the entire west side. Board members met with owners onsite at Unit 301 to go over the proposal. A copy of the proposal is attached to the minutes. The Board approved the proposal but is requiring as part of the approval that the owners to get a legal opinion to determine what changes that are being contemplated regarding the location of the door and windows will have on the common areas affected and the legal description of the owners Unit. The approval also required the owner comply with the window installation rules that are in effect.

Outstanding Projects to be completed by the end of 2023

Ed reported that the only remaining project is the continued repair to the east side resurfacing and pillars in the carport. Those repairs will be completed by the end of December at the latest.

Annual Homeowners Meeting Date

The Annual Homeowners Meeting will take place on Tuesday February 6 at 6pm. The place of the meeting has yet to be determined.

Next Board Meeting Date

The next Board meeting will be Friday, December 8 at 4:30pm at Layne's Unit.

Other Business

Christmas lights can be turned on prior to Thanksgiving.

Three car chargers are being installed in the garage in December. Work is being done to determine the cost to install chargers in the carport. The cost is being covered by the owners of the stalls.

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