

Donner Crest HOA Board Meeting Minutes February 28th, 2024

In attendance: Patty Harte (President), Stephen Coleman (Secretary), Vee Kelsey-McKee, Ron McKee, Judith Skeen, Patty Smith, Regina Prickett, Marie Chinn, Martin Knaphus

Virtual meeting: 7:00pm start.

- January 24th meeting minutes were approved

Earthquake Insurance

- The Board will have another conversation with Matthew Hunter regarding shell insurance for the building. We'll share information at the next board meeting on March 27th.
- For now, each owner should determine if you want to purchase earthquake insurance for your condo. A couple of owners have purchased insurance through Matthias Allred (Inside Insurance). His number is 801-505-4300, or you can also complete the form via this link to request a quote - <https://insideinsuranceagency.com/earthquake-insurance-agency/earthquake-quote/>. You do not have to use this insurance broker. You can purchase the insurance through any insurance company you choose.

Updates

- **CC&R rewrites** – The Board will work with an attorney at Smith Knowles to rewrite/update our CC&Rs. This law firm came highly recommended by Welch Randall. When a draft is completed, the CC&Rs will be presented at a Board meeting. The document will require approval by condo owners. Once the CC&Rs are approved, all owners will be notified and you will have access to the document on the portal.
- **Reserve Study** – This is being completed by Dale Gifford and we expect to have this back by end of April. Having an updated reserve study will allow us to budget appropriately to cover future costs and keep us on track to maintain our beautiful building and grounds. This new study will take into account inflation and updated pricing for the future projects.
- **Tile on 2nd floor** - Tile will replace the carpet tiles from the garage to the elevator on the 2nd floor. We are talking to vendors now and will likely begin this project by the beginning of April.
- **Sinking concrete at top of the driveway** – we are talking to vendors about repairing the concrete that is sinking at the top of the driveway. This project will likely begin by the beginning of April. We will notify residents and owners as it may require alternate parking for all cars while the concrete is setting.
- **Resurfacing of 4th floor entrance walkway and sealing of adjacent patios** – This work will begin sometime in late April. We will notify owners and residents of the timing. For the owners of units

405, 406 and 407, you will have to remove everything from your patios so the floors can be sealed.

- **Trimming and removal of trees and brush** – Diamond Tree Experts will be on property the last week in March to trim many of the pine trees in the front of the property, clearing brush that could be a potential fire hazard and removing some of the scrub oak that is close to the building on the south and west sides of the building. The trimming of the pines in front of the building will require that no cars be parked in the visitor spaces while the work is going on. We will notify all residents and owners when we have a date. If cars are left in those spaces, the HOA will not be responsible for any damage incurred.
- **Final Insurance Bill (Capital Premium Financing)** – We have made our final payment for the insurance policy we were forced to take back in September. Although this policy was purposely cancelled in time before more payments were necessary, the final figure came out to be higher than expected due to front loaded interest and late fees due to the time the insurance companies took to determine the amount to be refunded to Capital Premium Financing. In total, our community paid about \$75,000 for this policy including the interest and late charges.
 - Now that this policy has been paid and cancelled, we know \$75,000 is our approximate total amount in damages that we will try to recover from HOA Strategies / Sentry West.
 - Noah Steinberg and Sam Vetas are working on securing a great attorney(s) to assist us in recovering these damages.
 - This information will be posted to the portal for all to access.
- **Late Fees** – Please be aware that any assessment or monthly HOA fees are subject to late fees and collection should these not be paid on time. All but 3 units have paid their assessment. If you need assistance or to be shown how to pay your assessment/monthly HOA fees to Welch Randall, please notify a board member.
- **Architectural Changes** - Should you plan on making any architectural changes to your unit, please complete the notification form in the portal. All owners should follow this same process to ensure all projects are completed in accordance with the bylaws.
- **Property Upkeep** – As you walk around the property and building, please take note of any maintenance issues you notice so we can stay on top of any maintenance needs. These can be submitted on the portal under “maintenance requests” or communicated directly to a board member. You can also report any maintenance issues in your condo that you think are the result of a problem in a common area (i.e. water leaks) in the portal. This is the most efficient way to get help for any issues.
- **HOA President** – We are in search of a new HOA president. If you would like to serve the community and make an impact, please express your interest so we can have a smooth transition when Patty steps down in mid-April.

Should you have any questions or concerns, you can always reach out to a board member, and we would be happy to discuss your situation and assist in the best way possible.

Enjoy the last few weeks of winter as we usher in a beautiful spring!

