Donner Place HOA Board Meeting Minutes for April 24, 2026

Welcome and Call to order

Hugh welcomed members of the Board and Jen Jolley.

Roll Call

Present: Board members Hugh Barlow, Layne Guerts, Maria McCoy, George Durham (filling in for Joan Cvar who is out of the country), Ed Sweeney and Jen Jolley representative for Welch Randall.

Approval Minutes from the March 27, 2026, Board meeting

A motion was made by Layne and seconded by Maria to approve the March 27 Board minutes. The motion carried by unanimous vote.

Financial Review and Approval

Jen reviewed the current financials of the HOA. After discussion a motion was made by Ed and seconded by Layne to approve the financials. The motion carried by unanimous vote.

Doing significant repair and upgrading to the outside of the building, garage and carport

BACKGROUND

Over the past three years the Board has been discussing the need to upgrade and repair the outside of the building. Dean Webb, a forensic structural engineer, has been retained by the Board to look in depth about the critical need to do that work. In a written report presented to the Board, Dean explained that the building was reaching 50 years of age. He further explained that a building like ours reaches its useful life at 50. If you want to sustain the building for another 50 years, it means significant, ongoing, repairs and upgrades need to be completed now.

This year the Board approved a third-party company to examine and x-ray the entire third floor patios showing the location of post tension cables Additional floors may need to be x-rayed later.

Through the hard work of Micheal Ahlin (unit 304) and Mark Bettilyon (unit 401) a contractor, BIZY Contracting, was selected to present a comprehensive bid proposal to the Board. The comprehensive bid proposal was reviewed at this meeting by the Board. A copy is attached. Their bid is for $1,613,675. They also cited several Add-Ons to be considered by the Board. They can start as soon as funding is in place. It may take up to six months to complete the work. The Board approved entering a contract with Reaveley Engineers to act as the Board's on-site structural engineer.

NEXT IMMEDIATE STEPS

The Board has engaged First Citizens Bank to act as the lender for the work to be performed. This is the same lender that provided a line of credit when the HOA installed the elevators and new roof several years ago. It takes up to two months to have funds ready to be dispersed once funding is approved.

The Board will continue to determine a final cost for the work to be performed.

The Board will continue to finalize funding. The funding will allow prepayment by unit owners for their share of the cost.

A community wide presentation date will be set to explain the critical work to be performed, over what period of time and payment options for unit owners.

Current Business

Planting budget--A planting budget of $2,000 including plants and labor was approved.

Patio cleaning schedule—The cleaning will be determined based upon the weather.

Garage Door Proposal—A $1,400 garage door bid to install scanners and window stickers was approved. Hopefully this will help in the door opening problems.

Pool—Ramiro has the green light to fast speed the opening of the pool and hot tub.

New house rules-- For unit owners who have an approved service animal or comfort animal. The current rules do not address the use of the building's lawns for owner's service or comfort pets. Jen will take the lead on developing the language.

Consolidating the current House Rules—Jen is going to prepare language to consolidate the House Rules with the Move In-Move Out Rules, Window Installation Rules and Remodeling Rules.

Home Keys of Units—The HOA tries to keep current unit owners front door keys. They are kept in a secure location in the building. This allows the HOA to enter a unit in case of an emergency or request by a unit owner.

Other Business

Unit 603 will come on the market in June.

Unit 303 asked the Board to allow family members to stay in the unit while the unit owners finalize the disposition of the unit. The Board approved the request.

Schedule Next Meeting—The next scheduled Board meeting is set for May 22nd at 1pm at Maria's condo.

Adjourn—There being no other business the meeting was adjourned at 3pm.