

Donner Place HOA Open Board Meeting

Date: September 10, 2026

Time: 2:00PM

Location: Pool

Board- Ed Sweeney, Joan Cvar, Hugh Barlow, Maria McCoy, Layne Geurts

Welch Randall- Jennifer Jolley

Homeowners- Mark Bettilyon, Dave McCoy

Approval of Previous Minutes

The Board reviewed the August meeting minutes. A motion was made by **Ed** and seconded by **Layne** to approve the minutes. There being no further discussion, the motion **passed unanimously**.

Exterior Building Remodel & Remediation

The Board reviewed the newly received proposal from **Clear Cut**, following its recent property walkthrough. Because the proposal was received shortly before the meeting, the Board agreed additional time was needed to review the scope and develop questions.

The Board discussed several significant differences between the Clear Cut proposal and previous proposals, including the anticipated project timeline, use of scaffolding versus a swing-stage system, and the scope of concrete and post-tension cable remediation.

A primary concern was whether Clear Cut has sufficient experience with **post-tension cable remediation** and whether the necessary remediation work is fully included in its proposal. The Board agreed this must be clarified before the proposal can be properly evaluated.

The Board also discussed obtaining or updating proposals from **Bizzy and CDC** so that three comparable bids can be reviewed. Updated pricing from Bizzy is expected later in the year due to fluctuations in construction costs. Jennifer will follow up with CDC regarding its previous proposal, current availability, and interest in the project.

The Board agreed that contractor questions and communications will be coordinated through **Jennifer/Welch Randall** to ensure that contractors receive consistent direction from the Board.

Project Priorities

The Board discussed the need to prioritize structural remediation over beautification, particularly in light of the upcoming reserve requirements and anticipated cost of the building project.

The priorities discussed were:

1. Building remediation, including post-tension cable and concrete work

2. Carport/parking structure remediation
3. Basement/garage concrete remediation
4. Driveway concrete remediation
5. Stairwell crack remediation
6. Beautification/cosmetic improvements

The Board discussed obtaining separate pricing for the carport remediation so it can determine whether that work should be completed with the larger project or separately.

The Board will also review the current **Reserve Study** against the proposed project scope to ensure that necessary and scheduled repairs are being appropriately addressed.

Contractor Bid Motion

A motion was made by **Joan** to obtain **three contractor bids with scopes as comparable as possible no later than November 1, 2026**, allowing the Board to evaluate the proposals, select a contractor, and proceed with financing.

Ed seconded the motion. Motion passed unanimously.

Reserve Funding & 2027 Budget

Jennifer updated the Board regarding upcoming Fannie Mae/Freddie Mac condominium lending requirements and the anticipated requirement for associations to allocate **15% of annual budgeted assessment income to reserves beginning in 2027**.

The Board discussed how this may affect the 2027 budget, assessments, and planning for the building remediation project. The Board noted that adjustments to expenses and the allocation of existing income may help offset a portion of the required reserve contribution.

The Board also discussed providing homeowners with educational information explaining the new requirements and potentially holding a community Zoom meeting so residents understand how the changes may affect Donner Place and future financing.

Jennifer will draft a 2027 budget and present to the board for feedback/approval.

Emergency Preparedness

Information from the recent **Condo Coalition** meeting was shared regarding emergency preparedness at condominium communities.

The Board discussed reviewing the existing **Board Buddy system**, particularly for residents who are away from the property for extended periods.

Concerns were also raised regarding residents' ability to hear the building fire alarm from inside some units. During a previous alarm event, several residents reportedly did not hear the alarm.

The Board discussed developing clearer emergency procedures for the community, including:

- Reviewing Board Buddy assignments.
- Encouraging neighbors to check on one another during an emergency.
- Providing residents with clearer fire evacuation instructions.
- Reminding residents to exit the building rather than congregate in hallways.
- Reviewing appropriate evacuation routes and emergency procedures.

The Board agreed that emergency preparedness should receive additional attention.

Homeowner Forum

Homeowner Mark participated in a discussion regarding the exterior building project, contractor involvement, Board transparency, and communication surrounding the project's timeline.

Mark expressed concern that the Board's earlier decision that the project would likely move forward the following year had not been clearly communicated to him, other individuals assisting with the project, or the contractor.

The Board acknowledged that communication regarding the timing of the project could have been handled more clearly and agreed that improved communication is important moving forward.

The Board clarified that homeowners are welcome to attend the open portion of Board meetings and provide input. The Board also welcomed assistance and expertise from homeowners familiar with the building and its remediation needs.

To avoid conflicting information or direction to contractors, the Board confirmed that Jennifer/Welch Randall will serve as the liaison between the Board and contractors. Individual Board members will not independently direct the project, and final decisions will be made collectively by the Board.

The discussion concluded with agreement to move forward collaboratively and focus on making the best long-term decisions for the building and community.

Action Items

- Board members to review the ClearCut proposal and provide questions to Jennifer.
- Jennifer to compile questions and follow up with Clear Cut regarding scope and post-tension remediation experience.
- Jennifer to reconnect with CDC regarding its proposal and availability.
- Continue working toward three comparable bids by **November 1, 2026**.
- Obtain separate pricing for carport/parking structure remediation.
- Compare proposed project work with the current Reserve Study.
- Schedule comprehensive 2027 budget planning regarding reserve requirements.
- Consider providing homeowners with information regarding the new reserve requirements.
- Review the Board Buddy system and emergency evacuation procedures.

Next Meeting October 8, 2026, 2:00 PM at Pool