

Donner Towers Homeowners Association
Meeting Minutes
April 22, 2026

I. Opening: The meeting was called to order by Carol Rogoff at 5:30 p.m.

II. Present: Management Committee Members: Carol Rogoff (President), Richard Balocco (Treasurer), and John Anderson (Secretary), Welch Randall Management Co. (Jennifer Jolley).
Unit Owners: Anthony Gloschat, Kristin Winder, Kim Hissong, Shirley Novak, Mark Sapitsky, Robert Weinberger, Brent Maxfield, Nancy Chisholm, and Mercedes Huff.

III. Minutes:

1. Approved minutes of February 4, 2026, monthly meeting.

2. The recently appointed treasurer (Mr. Balocco) addressed and summarized several provisions of the Association's current balance sheet and income statement, and committed to more fully analyzing them before the next scheduled meeting to provide additional comments and provide possible recommendations regarding their form and substance.

3. The Board thanked its previous, recently resigned president, Carsten Rauh, for his valuable contributions to the Board and all unit owners. Ms. Rogoff expressed gratitude to Mr. Weinberger for his recent evaluation of, and recommendations for, furniture and furnishings in the front lobbies of the 940 and 960 towers.

4. The Association's president (Ms. Rogoff) reported that the on-site part-time manager, Michael Hillier, recently agreed to rescind his resignation and committed to working on-site two days per week (Monday and Friday) for four hours each such day, and to respond to emergencies as promptly as reasonably possible.

5. Ms. Jolley outlined the need to submit all work orders through the AppFolio platform, to be accompanied by photographs of the features for which remedial work is being requested, to thereby facilitate the process of evaluating and otherwise responding to such requests. Ms. Winder identified several concerns regarding management's response to her requests for services in and near common areas.

6. The Board reiterated that the two levels of parking garages will be hand-swept of accumulated debris by Mr. Hillier shortly before the parking lots are power cleaned on May 19, after all motor vehicles are removed from those areas.

7. Reserve study issues were discussed, and the Board reconfirmed that it had arranged for the replacement of the buildings' carbon monoxide detectors, and that it would soon be soliciting written bids for the repair and replacement of exterior stucco surfaces.

8. Several unit owners expressed concerns regarding periodic interruptions in the operation of the two elevators. The Board committed to working with KONE (the elevators' service company) and, if necessary, a third party consultant to receive and act upon recommendations for the best and most cost-effective ways of remedying the defects in the elevators' operations.

9. The meeting adjourned at 6:42 p.m.

(End of minutes)