

Donner Towers Homeowner Association

Meeting Minutes

February 4, 2026

Opening

The meeting was called to order by Carsten Rauh at 5:31 pm.

Present

Management Committee Members: Carsten Rauh (President), Carol Rogoff (Treasurer), John Anderson (Secretary).

Welch Randall Management Co.: (Jennifer Jolley).

Unit Owners: Arthur Rogoff, Robert Weinberger, Kim Hissong, Jennefer Hirshberg, Anthony Gloschat, Faye Keller, Shara Hillier, Mildred Wetterberg, Chris Carter.

Agenda

1. Approved minutes of 2025 annual meeting (as revised to correct spelling of two members' names).
2. Carsten Rauh confirmed that the Management Committee is continuing to coordinate with the Association's Ogden, Utah legal counsel the process of drafting and revising several substantive provisions in the Association's principal governing document, the Declaration of Covenants, Conditions and Restrictions, and that the Committee will formulate and submit for unit owners consideration a written survey to express their opinions regarding potential changes to the CC&Rs. Appreciation was expressed to Jerry Williams for the

Detailed side-by-side presentation and analysis of potential revisions to the existing CC+Rs.

3. Mr. Rauh outlined several maintenance projects scheduled for completion in 2026, including fencing and railings, installation of garage door repairs, purchase of swimming pool area furniture, installation of stucco on garage walls and individual unit balconies and ledges. These items, all of which are included and addressed in the Association's Reserve Study, are estimated to cost approximately \$400,000. The projects are expected to commence in the next couple of months and conclude by year end. Mr. Rauh also addressed the chronic elevator failures in both buildings, particularly the 940 complex, and he reported that a new, custom-made selector board has been ordered and will be installed in the next few weeks, and power cleaning of all garage floors.

4. Mr. Rauh reported that the on-site part-time manager, Michael Hillier, recently resigned; that he has agreed to remain in his position until a suitable replacement is engaged; and that Welch Randall will reach out to one or more replacement candidates if Mr. Hillier does not reconsider his resignation.
5. The Association's treasurer, Ms. Rogoff, briefly outlined and summarized the 2025 (actual) and 2026 (projected) financial budgets. Ms. Jolley of Welch Randall promised to soon circulate to all unit owners a copy of both years' balance sheets and income and expense statements.
6. The floor was opened for questions directed to the Board on several topics, including monthly assessment amounts (not currently expected to be increased in 2026), possible special assessments (not currently contemplated in 2026), reserve study projections and conclusions, liability insurance, and elevator operation and interruption.
7. Mr. Weinberger volunteered to create and serve on a committee to improve the condition and appearance of the two buildings' front lobbies.
8. The Board welcomed a new unit owner, Chris Carter, to the community.
9. The meeting adjourned at 6:31 pm.