

Donner Towers Homeowner Association
Meeting Minutes
June 4, 2025

Opening: The meeting was called to order by Anthony Gloschat at 5:33pm.

Present: Management Committee Members: Anthony Gloschat and Carsten Rauh
HOA Management (Welch Randall): Jen Jolley Building Maintenance: Michael Hillier
Unit Owners: Robert Weinberger, Carol Rogoff, Mark Sapitsky, Pamel Weisberg, Sean Wetterberg

Agenda:

1. Approved May Minutes
2. Announcements by Anthony Gloschat:
 - a. Jen was asked to take 5 mins at future meetings for best practices, updates etc.
 - b. Board still working with Welch Randall on financial reports
 - c. Insurance policy yearly renewal in May. The board was able to modify policy and save money without compromising coverage.
 - d. Recent security breach and homeowner safety discussed. Residents were cautioned about propping doors open and leaving the building unsecured. Police have now been involved, and the intruder trespassed. If residents see anyone suspicious in or around the building, please reach out to the board or call 911.
 - e. Robert Weinberger was asked about the review and edits he was working on for governing documents - he will complete this ASAP
3. Maintenance updates:
 - a. Expansion Joint- Issue appears to be resolved
 - b. Garage flooding appears to be resolved after addressing the backflow preventer
 - c. Issues in front of 960, still being watched but sprinklers replaced and now working
 - d. P2 cast iron repair still in process- Michael is actively working on this
 - e. Elevator was just out but working now after parts replaced
 - f. 940 P2 door hardware will be replaced tomorrow
 - g. Monday there was water that impacted multiple levels and units. Still trying to determine the source of the water
4. Open Forum:
 - a. Pam mentioned she was concerned about settling. Anthony advised they are watching. South side filled with topsoil and will be re-sodded soon
 - b. Multiple residents brought up the security breach again and safety. The Board and Jen will review CC&R's to determine a potential violation we can start fining the homeowners that have been warned and advised of the ongoing safety issue
 - c. (This person isn't the Keeners grandson- he is authorized to be in the building)
 - d. Robert asked if residents are required to have an earthquake rider as part of their homeowner's insurance- Anthony doesn't believe so but will confirm
 - e. Pam asked if it is being tracked to ensure each homeowner has the appropriate insurance for their unit. Jen will find out and report back

Important Dates and Announcements:

1. 2025 Reserve Fund/Special Assessment- Patios and railings. Jen and Michael are working to get contractors in to bid this project ASAP. Access will be needed for all units. More specific information is to come and plenty of notice will be given