

Lincoln Square Lofts Homeowner's Association
January 21, 2021
Zoom 6:30PM
10180 Park Meadows Drive
BOARD OF DIRECTORS MEETING MINUTES

Call to Order: 6:32 pm

ROLL CALL

Call to Order - The Regular Board Meeting of Lincoln Square Lofts Homeowners Association came to order @ 6:32 pm via online through Zoom Virtual Meeting. Board Members Present were Loyce Smith, Carolyn Erickson, Balaji Ramnath and Brad Hetland. Rachael Burke of the Cherry Creek HOA Professionals (CCHOA - Management Company) was also present. Greg Erickson and Brian Shurette were also present from the community.

OPEN FORUM

Brian presented a question to the Board and Manager regarding the status of the unit 1313 and if allowed; what the rules are for running an AirB&B. The manger informed that they were not at liberty to provide information on the unit 1313. It was also discussed that rentals are required to be at a minimum of 90 days. Brian informed that the recent workorder submitted for his exterior door trim and balcony were scheduled for January 22, between 9 and 10 am with Creekside Maintenance.

APPROVAL OF MINUTES

The November 19, 2020 Board of Directors Minutes were reviewed. A motion was made by Loyce and seconded by Carolyn to accept the minutes as presented.

FINANCIALS

The December 31, 2020 financials were reviewed by the Board. A motion was made by Loyce and seconded by Balaji to accept the financials as presented, unaudited for December.

The Board reviewed the Special Assessment account and inquired if it is possible to move or combine the account with Reserves. If not possible, can the account be used for the expense to resolve the wall leak. Manager will review with accounting.

The Board reviewed the AR Aging Report and, on a motion, made by Carolyn and seconded by Loyce, it was agreed that any outstanding balances over \$300.00, that are over 90 days, are to be turned over to the attorney.

RESIDENT APPEALS OF FINES

There were no appeals currently for the Board to review.

OLD BUSINESS

Wall Leak/Palace Construction Letter- The manager presented updates to the Board regarding the wall leak. After multiple attempts to made to contact Landon Reed, the former construction defect attorney, the manager was informed that they are no longer in business. The manager also informed that they

had scheduled a meeting with RE to review the information, provided that the roofs were installed by RE. The manager also provided the response letter from Palace in which states that they will service the seals under warranty.

Carolyn stated to the Board that she wants this to be resolved. Carolyn requested that the manager contact a new construction defect attorney and provide the Palace, Spyder and RE reports along with any other additional information. Carolyn stated that the Board of Directors and Cherry Creek HOA Professionals has put this off for far too long. Carolyn stated that it has been almost 2 years now and she is wants a resolution.

Brad presented the question of what exactly Carolyn prefers the Board to do, whether that be pursue investigation of fault by a contractor or to decide on a repair. Carolyn stated that she is giving the Board until February 12th 2021 for a resolution. If there is not one made by the date, she will contact an attorney, turn over all documentation and pursue legal action against the HOA. Brad requested that the deadline please be pushed to the 19th as that would be the next day after the scheduled Board of Directors Meeting, which will allow the Board to decide in a meeting vs. through email or special meeting. Carolyn agreed that the deadline will be February 19, 2021. The manager was requested to contact Palace Construction in regard to a stucco repair that was preformed by the company. In addition, to request that a covered water test, in the same spot as before, will be preformed after their seal repairs are made to ensure that the leak has been resolved. The manager was also requested to contact Spyder Construction to confirm what exactly the 2year warranty will cover. Lastly, the manager is to contact another engineering firm to inspect and or review.

It was also discussed that Carolyn should refrain from the vote by the Board regarding the wall leak, since she is directly impacted by this and it could be a conflict of interest. The manager informed that they would consult the attorney further on this matter and Carolyn would consult DORA.

Ratification of Email Vote – The Manger presented the email votes that have been recorded and action taken since the November Board of Directors Meeting. A motion was made by Carolyn and seconded by Brad for the ratification of the Christmas Bonus to Flora and backflow repair needed for compliance.

Legal- Maintenance and Insurance Chart – Manager provided a revised Maintenance and Insurance Chart from the Attorney for the Board to review. After discussion, it was agreed to table the chart for now and revisit at a later time.

NEW BUSINESS

Backflow Repair –The manager informed that the backflow repair was scheduled for Friday, January 22, 2021 at 8am. The service will be preformed by Fire Alarm Services and the water will be turned off to building 10184 beginning at 10am.

Carport line bid – The Manager presented the bid that was provided by Creekside Maintenance to repaint the carport lines in the parking garage. It was decided that the manager should obtain more bid for the lines in addition to re-taring of the parking lot.

KOS Fitness Maintenance Contract - The manager presented the bid received from KOS Fitness for the maintenance of the new gym equipment. It was decided to table this for now and the manager is to obtain additional bids.

Elevator Maintenance Contract – Manager presented the bid received from Oracle Elevator for 2021 maintenance services contract. The Board decided to table, and the manager is to obtain additional bids.

Clubhouse Rental – Manager presented the request obtained from a resident who wanted to rent the clubhouse. The Board discussed the topic, and it was agreed that the clubhouse is to remain closed at this time due to Covid-19 guidelines.

Workorders – Completed workorders were presented by the Manager and reviewed by the Board. No action was needed at this time.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:33 pm. Next Board of Directors Meeting is scheduled for Thursday, March 18, 2020 at 6:30 pm. Meeting will be held via Zoom.

APPROVED