

Lincoln Square Lofts Homeowner's Association
April 15, 2021
Zoom Virtual Meeting 6:30PM
BOARD OF DIRECTORS MEETING MINUTES

Call to Order: 6:31 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, and Brad Hetland. Rachael Burke of the Cherry Creek HOA Professionals (CCHOA - Management Company) was also present. Greg Erickson was present from the community.

OPEN FORUM

A discussion was held regarding the screen doors in the storage closet. Manager informed that they could meet with Carolyn to measure the door to ensure that one would fit the screen frame. Brad and Loyce agreed that selling the doors for half of the current retail value would be fair.

APPROVAL OF MINUTES

The March 18, 2021 Board of Directors Minutes were reviewed. A motion was made by Carolyn and seconded by Loyce to accept the minutes as presented.

FINANCIALS

The March 31, 2021 financials were reviewed by the Board. Carolyn noted that a Special Assessment may be needed to increase the funds in the Reserve Account. Manager is to pull March of the prior year financials to review in comparison to the Reserve Study. Manager is to consult upper management about the current state of the Associations Reserve Account. On a motion made by Brad and seconded by Carolyn, the unaudited financials for period ending March 31, 2021 were accepted.

The AR Aging report was reviewed by the Board. Account 15240 was reviewed. On a motion made by Carolyn and seconded by Brad, this delinquent account is to be turned over to the attorney. The Board also asked that the manager check the names on account 15290 with another unit. Manager updated that the closing paperwork should be received soon from the sale of unit 1213.

RESIDENT APPEALS OF FINES

There were no appeals at this time.

RATIFICATION OF EMAIL VOTES

The votes taken through email from the last Board meeting included that of the Resolution of the Board of Directors Authorizing transfer of leftover Special Assessment Funds, Comcast quote for additional cameras, Unit 1404's AC installation. On a motion made by Brad and seconded by Loyce, the email votes were approved.

The board discussed the addition of the Comcast cameras and agreed to table for now until the manager is able to identify what is going on which the current cameras and going offline.

The Board requested that the manager review the deductible on an insurance claim to replace the North garage door rather than repair the cut to it. Manager will review the pricing for both and proceed with the best all round resolution. The Board also discussed the idea of replacing the new doors with another model. They requested that the manager confirm what other communities are using.

ARC REQUEST

The manager provided a recent request made by unit 2218 for flooring. The Board requested that they submit additional information to show that they are in compliance with the Sound Transmission Resolution. Manager will request the documents and review for next steps.

At this time the Board discussed revising the Rules and Regulations as well as the Architectural Guidelines for the community. The manager suggested that they eliminate the use of propane tanks as this was the main factor for why they were unable to shop for new insurance carriers this year. All of the insurance carriers would not bid on the property due to the current rules allowing propane tanks.

The manager brought a recent reported violation to the Board. One of the units has a bird feeder located on the deck, which has become a nuisance to the neighbor below as the seeds and bird droppings litter their patio. Manager informed that a violation letter was sent to the unit. Brad also informed that he would notify if heard that the activity continued.

OLD BUSINESS

Wall Leak/Palace Construction Letter- The Manager provided updates on the status of the repairs to the exterior of the wall. A water test was preformed last year which was stating that the parafit on the roof was the source, and not the flashing or the stucco. RE preformed a water test and concluded that the source of the leak is indeed the showing to be the flashing on the side of the unit, which is part of the stucco repairs made by Palace Construction.

The Board is asking the manager to take these new findings back to Palace, with a 10-day deadline for a resolution. They would also like this to be taken to the owner of Palace. Rick Carter was the owner during the repairs. Brad and Loyce both noted that they are in agreeance with this decision. Carolyn wants to ensure that the AGW report is followed, and a section of the window is cut to check for mold. Manager will follow up with both Palace Construction and RE to ensure that these steps are followed. Manager will report back with responses from Palace Construction.

Maintenance and Insurance Chart- The Board reviewed the revised draft of the Maintenance and Insurance chart provided by the attorney. On a motion made by Brad and seconded by Loyce, the revisions to the Maintenance and Insurance chart was approved. Manager will get this included in the newsletter to the community.

Elevator- The board informed that the elevator button in the garage of 10176 is sticking. Manager informed of the recent walk with the Account Manager from Tyssenkrup. Company is to provide elevator lock keys for resident during moves. It was discussed if there should be a deposit on the keys, and what would happen if there were an emergency.

North Door – The board provided a new contact for the manager to try in replacing the entryway doors at both buildings. Vortex Doors is a company that Gregg referred in which installs commercial grade doors. Manager will reach out to the company for an estimate.

Parking Lot Potholes – The Board reviewed the estimates provided by Rose Paving for the potholes and front parking lot repairs. On a motion made by Carolyn and seconded by Brad, it was approved to use Rose paving and accept the estimate for \$10,793.00 to have the parking lot heat stripped, fogged as the entrances and restriped including the fire lane. Manager will execute the contract and schedule the work.

Landscaping – The landscaping updates were provided to the Board. It was noted that the crew leave the boulder at the corner of Park Meadows Drive and not relocate. In addition, they would like to see a path to cross through at the main by the planter boxes if possible. Carolyn noted that during the last snow fall, the plows moved the stop sign and it needs to be put back into place. The Board requested that the manager check invoices against the work of the contractor. Manger suggested that the Board inspect and sign off on work completed as well, prior to approval of payment.

Brad updated that the cottonwood in the back at the pond appears to have a break at the base. Manager will inform ColoradoScapes of this and will get visuals as well.

Signage – Manger informed that new signage has been ordered as well as updated loading signs for the garages. Creekside Maintenance has an open workorder to install. It was confirmed that exterior front lot is for visitor parking and residents should be utilizing the garages and back lots. Violators will be towed at owners expense. Carolyn also informed that there was a spelling error on the recent signage. Need to double check before posting in future.

Rental Rules – Board discussed the possibilities of enforcing new rules or requiring background checks on renters. It was also noted the possibility of applying a fine as much as \$500 for rental offenses. Manger will consult with Attorney on these topics.

Broken Pipe In North Garage – Manager provided an update on the status of the repairs. Pipe X completed all repairs and ensured that the pipe could not have broke unless there was an impact. Manager provided photos of the broken pipe as well as the security footage captured. Carolyn informed the manger to contact a resident that was recorded on camera witnessing the event and inspecting after for a testimony. The Board agrees after reviewing the video that the resident hit the pipe with their car and should have the repair expenses billed back to the account.

Workorders Completed – The manager reviewed the list of completed workorder with the Board. Brad informed that the texture to the walls and hallways are still not painted. Manager informed that Creekside Maintenance has been attempting to find a correct match to the paint color. Board requested that they find a close enough color and finish the paining to the repairs as the walls are left looking incomplete.

Recycling Fees – The manager provided the numbers of the recycling fees incurred since the contract began in October vs. that if recycling was eliminated. It is actually cheaper to remain with the recycling rather than the make the switch.

RE Maintenance Agreement – Manager informed that their representative from RE was working on getting this together and will provide once obtained. The board would like to have this going for quarterly inspections and in place by or around June 1st.

Board Walk – The Board agreed that a walk with Management, the Grounds Contractor and Maintenance is a must. It was agreed that the walk will be scheduled for April 30th at 11am. Manger will schedule with the vendors and book out time for the day. The Wish List will be discussed on the walk as well as ideas for the pool opening.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:45 pm. Next Board of Directors Meeting is scheduled for Thursday, May 20, 2020 at 6:30 pm. Meeting will be held via Zoom.

APPROVED