

Lincoln Square Lofts Homeowner's Association
May 20, 2021
Zoom Virtual Meeting 6:30PM
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, Pom Su Kim, Berrlin Collins and his attorney Mauren Skulborstad were also present from the community.

OPEN FORUM

Pom addressed the smokers post that misplaced at the north door of 10176.

Berrlin and Mauren addressed the Manger and Board of Directors regarding the open violations against their tenant James Erminger for noise disturbance and smoking on the balcony. After discussions, it was agreed for the Manger to provide redacted information to the owner's attorney proving reported violations were obtained, and to provide all files to the Board of Directors for review against the unit 1117. The Board requested that the owner provide the signed Rules and Regulations/Tenant agreement form to the managing agent showing that this was executed upon the lease.

APPROVAL OF MINUTES

The April 15, 2021 Board of Directors Minutes were reviewed. A motion was made by Loyce and seconded by Brad to accept the minutes as presented.

FINANCIALS

The April 31, 2021 financials were reviewed by the Board. Carolyn motioned to move the \$16,000.00 that was transferred for a buyers loan to be approved back into the Operating Account. Loyce seconded.

RESIDENT APPEALS OF FINES

The appeals received for late fees removal requests were reviewed at this time. Account 15395 was reviewed and on a motion made by Carolyn, seconded by Brad approved for the late fee and interest to be waived. Account 15217 was reviewed and on a motion made by Brad, seconded by Carolyn approved for the late fee and interest to be waived. Account 15483 was reviewed and on a motion made by Carolyn, seconded by Brad approved for the late fee and interest to be waived. The Board informed that they are ok waiving fees for the first offense but will need to review if the event is ongoing.

RATIFICATION OF EMAIL VOTES

The votes taken through email from the last Board meeting included that of the Release of Claims with palace Construction, the movement of \$16,000.00 from Operating to Reserves per a buyer's lender request. On a motion made by Balaji and seconded by Loyce, the email votes were approved.

Brad spoke to the members for the appreciation he has for Carolyn and all of her hard work and efforts to help preserve the Association.

ARC REQUEST

The manager provided a recent request made by unit 1301 for flooring. The Board requested that they provide documentation showing that they are in compliance with the Sound Transmission Resolution. On a motion made by Carolyn and seconded by Balaji, the request was approved subject to the new flooring meets the requirements of the Sound Transmission Resolution.

OLD BUSINESS

Wall Leak/Palace Construction Letter- The Manager provided updates on the status of the repairs to the exterior of the wall. The Association's Attorney had come to an agreement with Palace Construction's Attorney on the Release of Claims. It was signed by the Carolyn and Loyce and sent back to palace Construction for a signature. Palace Construction agreed to be present with RE to inspect the exterior repairs as well as to be present for the opening of the wall in unit 2310.

Elevator- The manger recapped on the invoice for approval with TK Elevators for the next round of service. The Board does not recall the contracts that were presented and request that they updated. Manager will update and provide for review.

Landscaping – The landscaping updates were provided to the Board. The new estimates were reviewed for removal of flagstone/install of rock and plants, reseeding and roping off to the dog area of the south building, addition of plants in the pool area, revive treatment to the lawn and additional gorilla hair mulch to back yard trees at property line. Carolyn inquired for additional information regarding the labor expenses for the irrigation startup estimate. In addition, she had questions about the follow up with the Account Manager from ColoradoScapes. Items that were mentioned were weeds in the back lawn, the stop sign and some to the shrubs. There was also no caution tape around the sidewalk or fountain during construction as well. On a motion made by Carolyn and seconded by Loyce, the bids presented by ColoradoScapes were approved. Manager is to execute contracts and schedule the work.

Parking Lot Potholes – The manager informed that the parking lot repairs were scheduled and posted for residents. The first wase was completed and the remainder is scheduled for the first weekend in July. The board suggested that the manager post notices in a different bright color throughout the community so that residents can now that it's a new notice and not ignore.

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 but has been completed yet. In addition, the board has requested that page 4 of the Newsletter be printed and laminated to be posted at the pool gate.

Key Fob – Manager presented the new key Fob registration to the Board. Brad had suggested to incorporate license plates, with make and model of the residents' cars.

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 that all invoices were received from Pipe X for the repairs. Carolyn stated that the manager should call the resident that was captured on the

security cameras, witnessing the event. Manger will bill back the invoices for the damage to the unit and contact the witness.

Interior Designer – Carolyn suggested that the Board should hire an interior designer to help assist with the face lift for the community. The manager suggested that they have at least 3 bids for this.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:13 pm. Next Board of Directors Meeting is scheduled for Thursday, June 17, 2020 at 6:30 pm. Meeting will be held via Zoom.

APPROVED