

**Lincoln Square Lofts Homeowner's Association**  
**February 18, 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 @ 6:31 pm via online through Zoom Virtual Meeting. Board Members Present were Loyce Smith, Carolyn Erickson, Balaji Ramnath and Brad Hetland. Rachael Burke and Ron Koch of the Cherry Creek HOA Professionals (CCHOA - Management Company) were also present. Greg Erickson was present from the community. Jonah Hunt was present from Orten Cavanagh Holmes & Hunt, LLC. Ben Randall from ColoradoScapes joined the meeting later.

**OPEN FORUM**

Jonah spoke to the Board and management regarding recent actions of resident at 10184. He provided information as to the next steps that the Board can take legally to curb the activity by the resident. The attorney will send over forms that they can use if needed. The attorney informed that the HOA could bill back all of the expenses that were incurred by this individual. Management is to bill back the account for all expenses. Ron spoke to the members on the most recent encounters with the resident. It was agreed that the repair to the walls will be preformed after it is confirmed that the resident is no longer living in the unit. Carolyn asked the attorney questions surrounding mold in units and if Board members were liable in the events.

The Board also discussed the trash enclosures, snow removal requests and a request for a maintenance item. Carolyn informed that she has a broken screen door and if she can purchase one from the HOA. The manager will have maintenance check the inventory and pricing for these items.

Entrances are getting dirty, and the Board would like to see estimates for carpet cleaning and replacement. Painting of the scratches in the halls and doors need to be addressed as well.

Ron spoke to the Board about adding additional cameras to the community due to recent events. He informed that CCHP will meet with Comcast rep to walk the property and get an estimate for additional cameras. In addition, management will obtain bids for upgrading the doors to commercial grade. It was also noted that CCHP can send out a notice to the community suggesting safety tips and to check doors behind them to prevent unwanted visitors to building.

**APPROVAL OF MINUTES**

The January 21, 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 January 31, 2020 financials were reviewed by the Board. The Board discussed that they can foreclose on account #15136 after the 6 month allowance- state mandated until June 2021. Carolyn is to provide an O&E for the unit. After O&E is provided, can bill back the foreclosure on the ledger. Balaji motioned and Carolyn seconded this. It was noted for a reminder to be sent out of the change in

assessments prices as the AR Aging report is up in count. A motion was made by Loyce and seconded by Balaji to accept the financials as presented, unaudited for January.

### **RESIDENT APPEALS OF FINES**

A resident requested the removal of a fee for their tenant renting the clubhouse last year. The Board denied this request as the manager provided adequate information to the tenant informing of the rental fee.

### **OLD BUSINESS**

Wall Leak/Palace Construction Letter- The manager presented options to the Board regarding the wall leak with recent information. Brad wants to fix the interior walls and pursue the full warranty investigation with RE and Palace as well. Carolyn stated that no one is coming into the unit until exterior the exterior is repaired. If the Board goes with the interior repairs, Carolyn is filing a lawsuit. Ron questioned if anyone has traced the water with cameras? For a fee, the association can trace the water from the roof after a storm to determine the cause.

The Board asked management if they can get in writing from RE that they are 100% certain that it is not their roof that is causing the leak. In addition have legal obtain the Place Construction Contract. Management can press RE for findings on the roof. Can the management meet with RE or hold a conference call within the next 10 days to get this confirmation? Brad made a motion that management have the attorneys contact RE if CCHP is not able to obtain the request from the contractor regarding their certainty of the roofs. Loyce and Balaji seconded.

The Association's attorney is to obtain the contract from Palace Construction for the stucco work, Re is to confirm that they are % certain that the leak is not from their roofs, a timeframe is to be set by the attorney as to what is acceptable for the repairs and CCHP is to obtain a 3<sup>rd</sup> proposal for the repairs, exterior and interior. Motioned by Brad and seconded by Loyce.

The manager is to investigate who will repair the parafait where it was noted that the leak may be coming from. Carolyn wanted clarification on if the Board was asking for an extension. Management confirmed that they will provide a daily update as received from all parties. If in 10 days there is no progress made by management or from either of the companies, the board will either meet again to discuss and make a motion on how to proceed.

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 and wants the parties to be held responsible. At this time the Board agreed to table all other items on the Agenda with the exception of ColoradoScapes until the next meeting.

### **ColoradoScapes Landscaping Improvements**

At this time, Ben Randall from ColoradoScapes joined the meeting (9:31pm). Ben addressed the Board's questions for the trash enclosures and back pool stairs regarding snow removal. They will push the snow

to unused areas in the community for the next storm. Carolyn addressed the time that the snow removal crew was dispatched to the community. Ben agreed that the crew will hold off on future storms until after 5am. He informed that they may receive complaints that the snow is not being removed early or fast enough. Ben went through the proposals with the Board. Submitted were tree trimming in the detention pond, clubhouse fountain conversion to planting bed, tree pruning, mulch and rock, pool tree pruning, concrete repairs to the pool stairs, repair to the north retaining wall, street scape pruning, dead tree removals, west side tree pruning, winter watering, and seal stamping on front concrete.

Carolyn asked if ColoradoScapes can provide a discount on the bids if the HOA went with all of the provided. Ben informed that they can provide a 10% discount on everything if all bids are accepted. He informed that if need be, they can be broken up into quarterly payments if needed. Brad suggested that for the planter bed, they pull the cost of annuals and cut down on about \$600 by cutting down to perennials. The Board will review and Ben is report back if a larger discount can be applied.

#### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 10:13 pm. Next Board of Directors Meeting is scheduled for Thursday, March 18, 2020 at 6:30 pm. Meeting will be held via Zoom.