



## SUMMERHOUSE CONDOMINIUMS ASSOCIATION

### Board of Directors Virtual Meeting

Aug 25, 2022

#### MINUTES

- I. Call to Order
  - a. The meeting of the Board of Directors was called to order by Aseel Shehadeh at 6:05 PM.
  - b. There were 5 Board Members in attendance: Aseel Shehadeh, Kristen Feihe, and Yana Grigortchouk.
  - c. There were several homeowners present.
  - d. Sean Morrissey and Bob Sateri from M&M Property Management attended.
- II. Homeowner Forum
  - a. Homeowners were given an opportunity to address the board.
    - i. Dennis Boedewig. had questions regarding the piping retrofit on the HVAC system.
- III. Manager Report
  - a. There were 682 support emails/phones calls to the main M&M office, this does not include calls/time spent at the front desk. With a total of 303 hours recorded outside of the onsite employees time. We had no new home sales and there was 1 architectural request submitted since the last meeting.
- IV. Committee Report
  - a. Communications
    - i. Kristin Feihe, gave report from the committee discussed the summerhouse website.
  - b. Infrastructure
    - i. Jeff Shoemaker gave his report and discussed the elevator project.
  - c. Parking
    - i. Aseel Shedadeh gave the report and reminded owners to ensure the garage door closes behind all cars to increase security in the building. Also discussed the power washing project to occur in September.
  - d. Landscaping
    - i. There was no update from the committee. The upgrade project is currently on hold.
  - e. Pet
    - i. Aseel Shedadah reminded owners to register their pets as required in the rules and regulations.
  - f. Roof Top/Pool Patio
    - i. The gas grills are being returned as the incorrect grills were received. We are also tracking a lost shipment from Home Depot for one of the tables. M&M will ensure that the return of the grills happens timely.
- V. Minutes Review
  - a. May 19, 2022
    - i. The May 19<sup>th</sup> meeting minutes were unanimously accepted by the board.

## VI. Old Business

- a. Laundry Card Money Return Timeline
  - i. This task has been completed and is ok to close per the board.
- b. Elevator Modernization
  - i. We are awaiting final inspection by Denver Fire. The next inspection is currently scheduled for September 1. We will table until this is completed.
- c. Audit
  - i. The board unanimously approved the representation letter from the auditor to wrap up the 2020 audit. This will remain open until the final audit is presented to the board.
- d. New Roof Top/Pool Deck Furniture
  - i. We are awaiting delivery of the missing table and need to order natural gas grills as the committee ordered propane grills by mistake. This will be tabled until completed.
- e. HVAC Checks/Unit
  - i. The HOA is currently reviewing bids from Mastertech for making repairs to the individual unit shut off valves. Additionally, the board is requesting bids for adding shuts to the main stack lines. The board tabled any decisions until the remaining bids have been received.
- f. Hallway Painting-Interior
  - i. The board unanimously tabled any decision on the common hallway painting to further evaluate bids from additional painting firms. The board has bids to repair baseboard/carpentry from Mike McClain and a painting bid from Rebuild. The board would like additional bids on the painting before making a final decision.
- g. Community Drain Treatment
  - i. The board discussed the potential of treating all drains with a bio-clean agent to help prevent build up and any smells from the drain lines. Hoemowner Dennis Boedewig will provide the managing agent with information about the bio-clean product.
- h. Additional Security Cameras
  - i. The managing agent is still soliciting bids on security cameras from Denver Security and Mile High security. This is tabled until bids have been received.
- i. Hot Tub Floor Resurface
  - i. The board is still awaiting updated proposals for the hot tub resurface. This has been tabled due to other building priorities.
- j. 15<sup>th</sup> Floor Gutter Repair
  - i. This repair between 1503/1404 is pending a bid from AGS. They are scheduled to review in September. This will be tabled until a proposal is received.
- k. Water in Elevator Shaft
  - i. The board reviewed a proposal from Boyer to upgrade the sump pump in the elevator shaft. The concern is to figure out what is truly necessary and where does water drain from the pool area. The managing agent conducted water tests and water did not flow into the elevator pit. The board would like a formal test conducted to understand how/when water goes into the elevator pit. This will be tabled until the results are found.
- l. Electric Vehicle/Charging Stations
  - i. The managing agent shared that Xcel now has a program to install meters for unit owners. The owner requesting a vehicle charger was advised of this program and will contact Xcel directly. No further action was required by the board.

m. HOA Legislation

- i. The managing agent discussed the 3 policies as required by changes to state statute. Once received by HOA counsel the managing agent will forward to the board for review.

**VII.** New Business

- a. No new business

**VIII.** Action Outside of Meeting

- a. N/A

**IX.** Financial Reports

- a. The May and June financial statements were reviewed by the board of directors. The board unanimously accepted the financials as submitted by management.

**X.** Adjournment

- a. With no further business to discuss, the meeting was adjourned to executive session at 7:18pm

**XI.** Executive Session

- a. Delinquency & Prepaid Reports
- b. Collection Status Report
- c. Compliance Violations
- d. (806) Water Intrusion – Balcony Water Damage
- e. The board exited executive session at 8:20 with no action taken.