



**SUMMER HOUSE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS VIRTUAL MEETING**

April 12, 2022 @ 6:00 PM

**MINUTES**

- I. **Call to Order**
  - a. The meeting of the Board of Directors was called to order by Aseel Shehadeh at 6:12 PM.
  - b. There were 5 Board Members in attendance: Aseel Shehadeh, Kristen Feihe, Jeff Shoemaker, Yana Grigortchouk, & Natasha Verma.
  - c. There were 30 other homeowners present other than the Board.
  - d. Sean Morrissey and Archie Van Beek from M&M Property Management attended.
- II. **Management Report**
  - a. There were 261 tickets created, 249 tickets resolved since last meeting.
- III. **Architectural Report**
  - a. 906 remodel is still being completed.
- IV. **Landscaping Report**
  - a. Yana Grigortchouk had no updates to report. Managing Agent notified the board that MMPM had submitted a landscaping bid. Land Tech was contacted for assessment and bid. Managing agent is awaiting response for scheduling.
- V. **Committee Reports**
  - b. **Communications** – Nothing new to report. Kristen Feihe gave a reminder about the SHCA owner website, if there are any historians who would like to contribute, please contact Kristen Feihe.
  - c. **Infrastructure** –Jeff Shoemaker requested meeting with Sean Morrissey, Managing Agent & Board for a working section. Yana Grigortchouk gave an update on Elevator Flooring. Aseel Shedadeh requested further discussion take place in Elevator Modernization for Old Business.
  - d. **Parking**—Aseel Shedadeh noted issues with Parking Spots requested Accounting.
  - e. **Pet** – Aseel Shedadeh asked Managing Agent to look at Rules & Regulations for pets and to ensure that residents as well as new incoming residents are following the guidelines and requirements
  - f. **Landscaping** – Yana Grigortchouk had no updates to give, she requested landscaping bids in March meeting to address exterior this summer. Managing agent informed Board that an MMPM bid was submitted and a Land Tech bid was in works. Managing agent will send bids to Board to review.
  - g. **Roof Top/Pool Deck** – Natasha Verma met with Roof Top Committee Members. Roof Top Committee narrowed down vendor list, and presented a list of items that they would like to purchase. HO Dennis Boedewig

expressed concern about removal of furniture. Natasha Verma differed to the Board to make a decision.

#### **VII. Minutes Review: March 2021**

- a. The Board reviewed the Minutes. Jeff Shoemaker made a motion to approve them. Natasha Verma seconded the motion. With no further comments.

#### **VIII. Old Business**

- a. **Washer/Dryer Replacements Update** – Managing Agent updated Board on the programming of Dryers, dryers were still programmed at 45min, and should be reading at 60min. Yana Grigortchouk notified Managing agent that floor 5 Was 45min, Natasha Verma also stated that 11<sup>th</sup> floor was at 45min as well. Managing Agent will reach out to CSC again to reprogram.
- b. **Elevator Modernization-** Managing Agent stated that the modernization was still on schedule. Jeff Shoemaker updated Board and HO that work on Elevator 2 had been completed, and work on Elevator 1 will begin. Elevators are on schedule to be finished in June. Flooring will be completed at the end of project and add 2 days to the overall timeline.
- c. **4 Year Audit** – The 4 year audit is in progress. Yana Grigortchouk had no update to give, and will present to Board once completed. Managing Agent notified Board that invoices from 2018/2019 have been received. Managing agent will send to Board Members following the meeting.
- d. **Hallway Painting** – Managing agent received proposal from Cruz with Alpha Pro Painting, this is the 4<sup>th</sup> bid received. Aseel Shedadeh asked Board if a vote could be made. Yana Grigortchouk mentioned that bids were incomplete and to include full assessment of hallways. Kristen Fiehe and Board requested to take out Plade Capital Project Bid out of Packet, to narrow down to 3 bids.
- e. **Community Drain Treatment** – Managing Agent updated Board of RMSJ information for main-line full drain blowout. This was to include branches, but would not address individual units. Managing agent will meet with Dennis Boedewig to discuss addressing each individual unit rather than the full main line blow out. Managing Agent will update Board outside of meeting.
- f. **HVAC Unit Checks** –Kristen Fiehe requested that the required HVAC Unit checks be postponed for 2022, due to the difficulties of finding companies to do the checks. Aseel Shedadeh agreed to postpone the checks.
- g. **Additional Security Cameras** – Managing Agent will facilitate additional bids outside of meeting. Managing agent notified Board that Denver Security Camera has been contacted to come to site and assess bid.
- h. **Hot Tub Floor Resurface** – The Managing Agent facilitated additional bids for tile replacement. Companies, Pool Shark, and Clarity Pools, were contacted. Managing Agent will push proposals as received to Board outside of Meeting.
- i. **Starry Hi-Speed Internet-** Aseel Shedadeh re-iterated that Starry is an option for residents if they choose to do so. Managing agent informed Board and HO's that there was no conflict of interest if they were to switch providers in the building.

## **IX. New Business**

- a. **Centric Push button Switchover-** Aseel Shedadeh stated that this has been completed. No further discussion was required. Kristen Feihe mentioned that elevators need to be cleaned better. Yana Grigorichouk requested follow up on new pads.
- b. **(1101) Kitchen Sink Leak Re-Assessment-**Managing Agent informed the Board that further investigation would be required, language in Altitude Law Document might suggest mixed responsibility. Aseel Shedadeh requested more investigation.
- c. **ER Calls- Leak on 7- (803) Shower Leak-** Managing agent notified Board that carpet spot as of Thursday evening had not grown. Managing Agent received reports on Friday, that carpet spot had grown, and RK Services was contacted to come out for OT. RK services determined Saturday that the leak on the 7<sup>th</sup> floor was caused by HO Shower leak on 8<sup>th</sup> floor (803) Dennis Boedwig.
- d. **Water under exterior architectural concrete** – Managing Agent informed Board of reports of architectural cracks on exterior patio, causing icicles to be formed on patio. Board requested investigation to figure out possible remedies.
- e. **(806) Water Intrusion Reported/Balcony Water Damage-** HO requested information on when leak on 10 would be fixed. HO requested Balcony damage be addressed. Managing Agent will investigate.

## **X. Action Outside of Meeting**

- a. **ER Leak in Main Line-** Managing Agent informed board that it was Recommended by RK to wait for heat-to-cool switchover before executing repair. Board agreed unanimously to follow the guidance of the experts.
- b. **Laundry Card Money Return-** Managing agent gave information to the Board to decide how remaining funds on old CSC laundry cards would be dispersed. The Board unanimously voted to send the cards to CSC, funds per individual resident to be reflected as a credit on Summer House account portal.

## **XI. Financial Reports**

- a. The Board reviewed the financial statements. Yana Grigorichouk approved Feb 2022. Kristen Feihe made a second motion to approve

## **XII. Accounts Payable**

- a. The Board reviewed the accounts payable report. No further action was required.

## **XIII. Aging Delinquency Report**

- a. The Board reviewed the aging delinquency report. No further action was required.

## **XIV. Collection Status Report**

- a. The Board reviewed the legal status report. No further action was required.

## **XV. Compliance Report**

- a. The Managing Agent reviewed the compliance report with the Board. No further action was required.

## **XVI. Homeowner Forum**

- a. HO (803) Dennis Boedewig expressed concerns regarding water in the elevator shaft, removal of patio furniture, and informed the Board on information regarding the leak in his unit. HO (605) Ron Roschke updated Board on HVAC replacement, as well as, water flowing under the exterior of architectural

concrete. HO (1101) Marla Anderson requested swift action be taken on review of Kitchen Sink- Leak HO Responsibility decision. HO (806) Robbie Stern notified Managing Agent, and Board that he would address the issues he is facing in New Business on the Agenda. Property Manager (706) Munish informed Board of damages within the unit, and will prepare a full report to follow.

**XVII. Summary of Actionable Items**

- a. The Managing Agent reviewed items requiring action.

**XVIII. Adjournment**

- a. Aseel Shehadeh adjourned the meeting at 7:16 PM. These Minutes

were approved on \_\_\_\_\_, By