



SUMMER HOUSE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS VIRTUAL MEETING

January 11, 2022 @ 6:00 PM

meet.google.com/stn-jcdb-jzz

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. Board Members in attendance were: Jeff Shoemaker, Aseel Shehadeh, Kristen Feihe, Yana Grigortchouk, & Natasha Verma.
- c. There were 6 other homeowners present other than the Board. 11 Total.
- d. Also, in attendance was Evan Redmond representing M&M Property Management.

II. Management Report

- a. There were 263 touches by email/phone call since we took over and 1 move in/out.

III. Architectural Report

- a. 906 was finally able to start their remodel after being on hold.

IV. Landscaping Report

- a. Nothing new to report. Yana G. will get with a few of the green thumbs in the community to come up with a plan on what to plant for the Spring season.

V. Committee Reports

- a. **Communications** – Nothing new to report. Kristen Feihe gave a reminder about the SHCA owner website.
- b. **Infrastructure** – Jeff Shoemaker gave an update on the status of the Elevator Project with Evan Redmond and let the owners know that the project is underway and both elevators should be completely modernized by end of June 2022.
- c. **Parking** – Aseel let the community know that all parking spaces have been rented.
- d. **Landscaping** – Yana G. let owners know she is working with a few of the owners who like to landscape in the community on what to plant for this coming season and will report back to the Board.

VI. Minutes Review: November 2021

- a. The Board reviewed the Minutes. Aseel Shehadeh made a motion to approve the minutes with a correction to the financial section stating that they were approved pending errors being corrected. Jeff Shoemaker seconded the motion. With no further comments, the motion passed unanimously.

VII. Old Business

- a. **Washer/Dryer Replacements** – Managing Agent is working with CSC to have their machines removed by end of January/1st week of February.
- b. **Elevator Modernization Project** – In progress at this time. Crew will be on site Monday-Thursday 8AM – 6PM. Until end of June 2022 when both Elevators will be completed. Managing Agent will continue to push updates to the Board/Community as they come.
- c. **4 Year Audit** – In progress. Will present to Board once completed.
- d. **Exterior Window Washing** – The Board unanimously agreed to push this until Spring 2022. Managing Agent will facilitate with vendor and update Board at the time.
- e. **Rooftop/Pool Furniture** – The Board has appointed Natasha Verma to spear head this and she will look into the best furniture to get for those 2 areas by Spring.
- f. **Hallway Painting** – Managing Agent got pricing for an idea of what we'd be looking at. Will place on hold for now per Board until funding becomes available & will request another quote from Cruz, who painted Unit 101, at that time. Awaiting proposal from Cruz at this time.
- g. **Unit 1104 – Water Damage Claim** – The Managing Agent received the response letter back from the Insurance Carrier who was Insuring Summer House at the time of loss. From an HOA standpoint, this is now closed.
- h. **Antenna Conduit** – This was completed. Now waiting on the delivery of a commercial amplifier as the one that's installed currently is residential. Taking off Agenda.
- i. **Community Drain Treatment** – Managing Agent will order the BioClean from Amazon. Dennis B. stated he would help with the distribution and logistics, but wouldn't be willing to do it alone. Will touch base with Dennis outside of meeting.
- j. **HVAC Unit Checks** – Managing Agent is trying to work with Blu-Sky to get the inspections completed & will inform Board outside of Meeting if they will be able to accommodate.
- k. **CC&R Review Altitude**-Aseel S. stated that she feels there should be a committee formed to discuss any wanted changes to the Decs before sending them to legal for review. There were no volunteers to join said Committee. Managing Agent will follow up with Board outside of Meeting.
- l. **MAU/Chimney Stack Timer** – RK Mechanical has a proposal incoming to the Board. Managing Agent will push to the Board outside of email.

VIII. New Business

- a. **SHCA Owned Website** – The Board unanimously agreed that they will keep the website up and start to pay for it. Kristen F. will meet with Stu to go over the transition.
- b. **Additional Security Cams** – Managing Agent will facilitate an updated bid from Mile High Security for even more cameras than 32 and will provide options to Board. They would like cameras in every hallway as well as additional in both garages and possibly the exterior.

- c. **CO Garage Door-Curtain/Strut** – the Board unanimously agreed to have the Managing Agent facilitate quotes to have the entire door replaced and keep it closed until such time. Managing Agent will facilitate bids outside of meeting.
- d. **Hot Tub Floor Resurface** – The Managing Agent will facilitate 2 more bids for this. One bid was already received by the HOA’s Pool Vendor, Neptune. Managing Agent will push proposals as received to Board outside of Meeting.
- e. **Getting Rid of Personal Codes** – The Board unanimously agreed to remove all personal codes and only use FOBs due to recent security breaches after hours.

IX. Action Outside of Meeting

- a. **Incidents Over Holiday Break** – A few Board members discussed a few incidents that happened over the Holiday break, including the theft of a Board members motorcycle as well as vandalism of another’s vehicle. This sparked the conversation to have the 13th st. garage door put out of order and closed until it can be fully replaced.

X. Financial Reports

- a. The Board reviewed the financial statements. Yana G. will be meeting with M&M’s Accountant to go over a few errors in coding on the Financials from August, which carry over to the next 3 months. They will be reinstated and voted on all together at the next Board Meeting with the corrections made.

XI. Accounts Payable

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

XII. Aging Delinquency Report

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

XIII. Collection Status Report

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

XIV. Compliance Report

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

XV. Homeowner Forum

- a. Owner Dennis B. brought up that there are pine needles on the front sidewalk that should have been cleaned up in the fall. He also brought up snow removal storage issues, stating that it shouldn’t be stored on the West portion of the upper garage deck, only the East. The Board didn’t think this was an issue as this is where snow is usually stored. He also wanted to make sure they shovel the sidewalk in front of the ramp, which they are supposed to be doing.

XVI. Summary of Actionable Items

- a. The Managing Agent reviewed items requiring action.

XVII. Adjournment

- a. Aseel Shehadeh adjourned the meeting at 8:47PM.

XVIII. Executive Session

- a. Executive Session was called to order at 8:48PM by Aseel Shehadeh.

- b.** A legal matter regarding unit 101 was discussed.
- c.** Yana G. Adjourned the Executive Session at 9:08PM.

These Minutes were approved by the Board on 02/08/2022
