



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

May 19, 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 6:03 PM.
  - b. There were 5 Board Members in attendance: Aseel Shehadeh, Kristen Feihe, Jeff Shoemaker, Yana Grigortchouk, & Natasha Verma.
  - c. There were 18 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 369 tickets created, 362 tickets solved since last meeting.
- III. Architectural Report**
  - a. There were 3 submitted ARC's that have not yet been voted on. (1101) (1504) (502).
- IV. Committee Reports**
  - b. **Communications** –Kristen Feihe will meet with Archie Van Beek to discuss communications and go over website. Sean Morrissey notified community that there have been HR issues taking place on location. Sean Morrissey notified community of Board Approved schedule change for Managing Agent.
  - c. **Infrastructure** –Jeff Shoemaker notified Management and Community that he had sent a list to Managing Agent, and would defer to Management Company to address.
  - d. **Parking**—Managing Agent updated Board on most recent parking information on available association spots. There is an interested party in renting this spot.
  - e. **Pet** – Aseel Shedadeh asked Managing Agent if there were any updates regarding new renters or HO with pets. Managing Agent informed Aseel Shadedeh that new residents to Summer House did not have pets.
  - f. **Landscaping** –Managing agent informed Board that an MPPM bid was submitted for maintenance. Managing agent will cover more information in Old Business: k. Landscaping.
  - g. **Roof Top/Pool Deck** – Natasha Verma gave updates on New Patio/Pool Furniture. The Board will order new furniture outside of meeting. Natasha Verma requested that the current furniture be removed. Managing Agent stated that furniture removal wo has been placed.
- VII. Minutes Review: April 2022**
  - a. The Board reviewed the Minutes. Yana Grigortchouk, made a motion to approve them. Kristen Feihe seconded the motion, contingent upon the change in Adjournment time from 7:16pm-8:16pm.

## VIII. Old Business

- a. **Washer/Dryer Replacements Update** – Managing Agent updated Board on the programming of Dryers was now set to 60min. Managing Agent informed board that while there have been various service calls placed CSC has been attentive and addressing them quickly. Aseel Shedadeh agreed to remove this Washer/Dryer Replacements from the future Agenda.
- b. **Laundry Card Money Return Timeline**
- c. **Elevator Modernization-** Managing Agent reviewed Elevator Flooring Proposal submitted by Mike McLaine. Board requested proposal pricing clarifications before approval of proposal. Managing Agent will follow up with Board outside of meeting.
- d. **4 Year Audit** – The 4 year audit is in progress. Managing Agent informed Board of Overpayment to Mile High Security, and provided information on prior management company card Spectrum balance. Board requested a Legal Status Letter be drafted. Managing Agent will send to Board Members following the meeting.
- e. **Hallway Painting** – Managing agent notified Board of an additional updated bid from Rebuild; to include: baseboard replacement. Managing Agent presented information on a baseboard cost estimate from Mike Mcline. Aseel Shedadeh requested that Mike McClain submit a formal bid for baseboards. Managing Agent will submit to Board once received.
- f. **Treatment** – Managing Agent updated Board that RMSJ information for main-line full drain blowout, would not be a recommended course of action. Managing Agent informed Board of the meeting that took place with HO Dennis Boedwig to go over BioClean treatment details. Managing Agent will update Board of exact requirements following outside of meeting.
- g. **HVAC Unit Checks** –Managing Agent informed Board of discussions with Aether post-HVAC inspections. Managing Agent notified Board that Aether was willing to come back out to inspect units that have not received inspections for a service fee. Aseel Shedadeh requested a bid be placed for the the cost of the remaining units. Managing Agent will send to Board outside of meeting.
- h. **Additional Security Cameras** – Managing Agent presented information on Denver Security Camera site visit. Managing Agent & Sean Morrissey recommended Board choose to go through Denver Security Camera to achieve bid. The Board requested that a bid be created for what Denver Security Camera and Management company recommends as best for the site. Managing Agent will facilitate bid outside of meeting.
- i. **Hot Tub Floor Resurface** – The Managing Agent informed Board of site-visit from Integrity Pool Builders. This proposal was not yet submitted but is in works. Managing Agent informed Board that two bids by Integrity Pool Builders would be submitted. Managing Agent will review with Board outside of meeting , and push proposals as received,
- j. **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. Aseel Shedadeh requested that Managing Agent notify HO of the option to gauge interest.
- k. **Water Under Exterior Architectural Concrete** – Managing Agent informed Board Sean Morrissey would be addressing this outside of meeting with Managing Agent, as new HOA laws might impact how item is addressed.

## **IX. New Business**

- a. 15<sup>th</sup> Floor Gutter Repair-** Managing Agent informed Board that the water overflowing on to HO (1405) John Pocerich's balcony and windows could be addressed by MMPM with a lift and maintenance tech. Managing Agent will inform Board Outside of meeting when scheduled.
- b. Water In Elevator Shaft-** Managing Agent informed the Board that further Boyer Sales & Service came out to look at Sump Pump. The current Sump pump is not sufficient for the building, a larger Sump Pump will be needed to eliminate issue. Managing Agent will notify Board of more details outside of meeting.
- c. Wood River Energy-** This agenda item was not discussed. Managing Agent will follow up with Board outside of meeting
- d. Electric Vehicle/Charging Stations-** Sean Morrissey notified Board that from a state statute standpoint we cant prevent HO from getting electric vehicles. HOA would need to look at how this will take place. Aseel Shedadeh informed of grants covering installation of charging stations for Electric vehicles for buildings.
- e. HOA Legislation-** Sean Morrissey informed Board of 6 bills that have passed the legislative system that will impact HOA's in two years time. Two of the 6 bills have been signed by the governor. Four of those bills are expected to be signed in two weeks' time. Sean Morrissey notified Board that Budget would be affected by these forms of legislation. Management Company will bring more information to the Board outside of meeting.

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

### **XI. Financial Reports**

- a.** The Board reviewed the financial statements for March 2022, and April 2022. Yana Grigortchouk made a motion to approve March 2022 financials and April 2022 financials. Jeff Shoemaker made a second motion to approve both financials. The Board voted unanimously to approve both financials with no further comments.

### **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 that the meeting minutes were not uploaded for 2022. HO (1602) Kristen Cardinal stated that it was very difficult to obtain minutes now that she is moving out. Notified management that she was recently informed that Key fobs were a purchase not a deposit. Requested resolve regarding shared use of elevator during move in/move outs. HO (806) Robert Stern asked about update on prior leaks being addressed now that the switchover has taken place. HO (803) Dennis Boedewig notified Board and Management that Air Conditioning for many residents in the building was not functioning properly post switchover.

**XVII. Summary of Actionable Items**

- a. The Managing Agent reviewed items requiring action.

**XVIII. Adjournment**

- a. Aseel Shehadeh adjourned the meeting at 7:55 PM. These Minutes

were approved on 06.22.22, By \_\_\_\_\_

**Signature:** Jeff Shoemaker  
Jeff Shoemaker (Jun 22, 2022 15:29 MDT)

**Email:** shcboard@mmhoaservices.com


# SHCA-May Board Meeting Minutes 2022


Final Audit Report


2022-06-22


Created:	2022-06-07
By:	Archie Van Beek (archie.vanbeek@mmhoaservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANinn-ucWZQh8U0d53fiFbD4TzSRrLWb4


## "SHCA-May Board Meeting Minutes 2022" History


 Document created by Archie Van Beek (archie.vanbeek@mmhoaservices.com)  
2022-06-07 - 3:07:44 AM GMT


 Document emailed to shcboard@mmhoaservices.com for signature  
2022-06-07 - 3:08:36 AM GMT

 Email viewed by shcboard@mmhoaservices.com  
2022-06-07 - 3:11:19 AM GMT

 New document URL requested by shcboard@mmhoaservices.com  
2022-06-16 - 10:29:20 PM GMT

 Email viewed by shcboard@mmhoaservices.com  
2022-06-22 - 9:23:02 PM GMT

 Document e-signed by Jeff Shoemaker (shcboard@mmhoaservices.com)  
Signature Date: 2022-06-22 - 9:29:38 PM GMT - Time Source: server

 Agreement completed.  
2022-06-22 - 9:29:38 PM GMT