

Extra Gateway HOA Board Meeting
12/21/17

In attendance:

John Garvas, President
Jean Woloszko
Rob Harper
Steve Figlewski
Jennifer Hoeting

Absent: Eileen Swartz (traveling)

As always, this is a general summary of the discussions and isn't verbatim. Sometimes items are reordered to improve logical flow, for example.

1. Hot water heaters

- see email 12/11/17 from John for background.
- John:
 - HOA needs to enforce the policies. We need to make sure that every owner understands the policy on hot water heaters.
 - Try to get an installation date for all hot water heaters. Rob: all units are now up-to-date on water heaters.
 - HOA could be liable if it has knowledge about old water heaters, has reason for enforcement, and then an old water heater causes damage
 - Proposal: give owners 1 year to replace water heaters that have been established to be 16 or more years old. After that, replace it and bill the owner.
- Discussion of pros and cons of having a specific rule for hot water heaters as opposed to the general statement in the bylaws about owner's responsibility. The general rule is that if something in your unit causes problems in another unit, then you are liable for damage to other units.
- John: do we want the lawyer to start drawing up a rule that the management company will enforce related to water heaters?
- Steve: what if we have the HOA lawyer look at our current rules and decide whether we need a water-heater specific rule in our bylaws.
- John: I think it is the HOA responsibility to look into this further
- Jennifer: also ask lawyer whether we need it for other items. Will it cause a bigger problem if we start being specific and omit items (e.g., if we include water heaters but not discussing the problem caused by leaky windows or some other problem that we can't envision)?
- Motion: Seek the assistance of the HOA attorney to examine the current bylaws and to determine whether we need additional rules regarding hot water heaters and other appliances. The goal is to minimize the risk for the HOA. (1st/2nd: Steve/ Jean). Motion passed Uunanimously.

2. Paint the building

- See discussion of this issue at earlier meetings

- John: We are considering painting the building in May in 2018. It will probably take about a month to paint it and to make repairs to prevent leaks and related problems. Rob: May is tough for weather. He painted into late October last year.
 - We now have 3 bids. Note that one bid says it will take 8-10 weeks to complete the job.
 - Eileen noted in personal communication to John that some units might want to replace doors and windows beforehand, so they don't need to repaint these items. However, scheduling window replacement has been challenging.
 - i. Discussion: Alternatively, owners will have the expense to match the building paint if they replace these items later. This doesn't seem to be a big deal as the flashing and other trim will need to be painted regardless.
 - It has been proposed that we paint individual buildings on a cycle, say every 7 or 8 years. The north building might need painting more often than the other buildings. This was discussed further, and it was decided that it is cheaper to paint all the buildings at once. Jean: budget for that would be about \$10K per year.
 - Capital budget:
 - i. John: do we need to increase our capital budget to save for painting instead of doing a one-time \$70.
 - ii. Steve: we should contribute to the painting budget every year.
 - iii. John: we'll have ~\$60K in capital funds at end of 2018
 - Steve:
 - i. Are we settled on painting in 2018 or can we wait? John: we spent a lot of money on leaks in 2017 so it makes sense to do the repairs.
 - ii. Is there an economy of scale where it is cheaper to paint the entire condo all at once? Rob says yes: it is cheaper to do it all at once due to lift rental.
 - Discussion: more work will need to be done to assess the bids, determine a reasonable time line, and ensure that there is sufficient funds in the capital funds
 - Are we in agreement that we should paint in 2018? [This issue was not decided]
 - Rob: should we hire someone for repairs to prevent leaks, do any major general deck repairs, etc. For example, perhaps hire Pete Oeflein. Rob will talk to Pete to see if he is interested.
 - Should we do the general outside repairs in 2018 and painting in 2019?
 - Goal for the next board meeting: John and Rob will both look into these issues and will report at the next board meeting.
3. TV update:
- Rob has been battling with Spectrum (our current provider). They have terrible customer service. Sundial has called Spectrum daily.
 - Rob wants to get Spectrum to put in writing that they will cancel on a particular date. The contract with Spectrum has expired.
 - Jean: send Spectrum a registered letter saying they haven't returned the calls and canceling the subscription on xxx date.
 - Rob: I will have the lawyer draft a letter.
 - Jennifer: Is there a State of Colorado agency that can help?
4. Meeting adjourned at 5:28 pm.