

APPROVED

THE ELIZABETH LOFTS CONDOMINIUMS
BOARD OF DIRECTORS MEETING
JUNE 6, 2023
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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE ELIZABETH LOFTS CONDOMINIUMS
HELD ON TUESDAY, JUNE 6, 2023, AT 4:30 PM VIA ZOOM ELECTRONIC VIDEO CONFERENCING
FORMAT.

PRESENT:

Bob Steele, Vice-Chair
Jim Kennedy, Treasurer
Forrest Gist, Secretary
Steve Rose, Director
Otto Riesenber, Director

ABSENT:

Brenda Peterson, Chair
Jay Sickler, Commercial Director

BY INVITATION:

Karina Haley, CCM, CMCA, AMS, Community Manager
Tim Simmons, Project Coordinator, Facilities Asset Management
Community Management, Inc., AAMC

OWNERS:

Richard Baumann, Bob & Patty Garsha, Jeff Ghitelman, Michelle Heckman,
Marjorie Karter, Lucy Karter, Larry Rosenblum, Barbara Shimek, Ashley Spear

I. CALL TO ORDER

Vice-Chair Bob Steele called the meeting to order at 4:53 PM.

II. APPROVAL OR AMENDMENT OF THE AGENDA

The agenda was accepted unanimously as presented.

III. APPROVAL OF MINUTES

AGREED: Otto Riesenber moved to approve the minutes of the meetings held April 25 and May 2, 2023. Steve Rose seconded the motion, which carried unanimously.

IV. MAINTENANCE REPORT

Tim Simmons reported:

- The domestic side of the backflow replacement project is complete. Everyone should have water service restored as of the beginning of the meeting. It went more smoothly than expected. The fire side of the system will be done at a later date.

- Bob Gagliasso has been difficult to reach of late to schedule the next phase of the angle stop project. CMI has a new hire (Mitch Savoy), and he has the phone numbers for the crew and can assist with connecting Tim and the team.
- The clean and seal project is complete except for the work on the joint where the foundation meets the sidewalk and the anti-graffiti treatment for the first-floor exterior.
- Benson Industries has visited units 1404 and 401. In 401, the patio door hinge is coming off and the screws appear to be undersized. Tim is getting a proposal from Benson to bolt it back on.
- There was an inquiry regarding running the generator once per month instead of twice as is done currently. In order to make this change, a new clock would have to be installed and that would cost \$6,000.
- The 04/06 stack crossflow repair started and then Tim realized the 05/07 stacks are also impacted so the work was canceled until proper notification can be given to all impacted residents. There is also a victaulic valve that needs to be replaced along with two others that will require draining the entire building. CMI will attempt to bundle this work to minimize impact to residents with fewer water shut offs.
- The new motors have been installed on the doors and are working well. The next issue to address is the structural integrity of the door where the hinge attaches as the crack cannot be repaired. More than likely this will require replacing both doors. The reserve study has \$10,000 earmarked for this project.
- The Board reviewed a proposal from KPFF for the annual roof anchor tie-off inspection.

AGREED: Steve Rose moved to approve the roof anchor tie-off inspection from KPFF at a cost of \$5,500. Forrest Gist seconded the motion, which carried unanimously.

- The Board reviewed a proposal from Patriot Fire for six-year fire extinguisher service.

AGREED: Otto Riesenbergr moved to accept the Patriot Fire proposal for fire extinguisher service at a cost of \$2,750. Jim Kennedy seconded the motion, which carried unanimously.

- The Board reviewed a proposal from Modular Paving at a cost of \$24,992 for deep cleaning the plaza. Jim Kennedy inquired whether the plaza pavers can be replaced with a solid surface such as concrete. The weight of the parking garage roof has to be taken into consideration as well as waterproofing and access to the roof membrane. The Board discussed alternative maintenance options and Tim will continue researching. The subject was tabled until a future meeting.

V. ARCHITECTURAL REVIEW APPLICATIONS

There is one pending application for appliance installation. More information is needed as to who is doing the installation and whether they have adequate insurance.

VI. REPORT OF THE COMMUNITY MANAGER

- CMI continues to receive periodic noise complaints that cannot be linked to a particular unit. Please remember to observe quiet hours.

- The Association is approximately \$14,000 over budget, which is around 1%. Utilities continue to run over budget with the exception of electricity and sewer.

VII. REPORT OF THE TREASURER

Jim encouraged the development of a balanced budget. The Association must make prudent financial decisions, including, but not limited to, adjusting the amount of earthquake insurance coverage the building carries.

VIII. REPORT OF THE CHAIR

Brenda was absent so no report was given.

IX. REPORT OF THE COMMERCIAL DIRECTOR

Jay was not in attendance.

X. COMMITTEE REPORTS

a. ELEC

- Larry Rosenblum has ordered the AED for the building and sent a copy of the order to CMI. ELEC will send out an invitation in the next week for up to 12 people to join the CPR & AED classes.
- The Committee has put together a library of printed materials to encourage emergency preparedness. It should be available in the next few weeks.
- The new owner's manual/handbook is paying dividends as ELEC is receiving forms for the text alert program.

b. COMMUNITY

Bob Garsha reported that the June First Thursday event was a success. Around 15 guests sat and listened to the photographer. There were musicians out on the plaza. A private resident contributed to the cost of the music, and Geezer Gallery provided refreshments.

The summer kickoff party went very well. The DJ did a great job, clean-up was easy and Gallo Nero's food was excellent. There will be a second party held in September. Bob hopes that this may encourage other Pearl District Buildings to organize similar events. Special thanks to Marilyn Deutsch for her help!

The Haiku Workshop was held. While only three people attended, the attendees said it was fun.

XI. UNFINISHED BUSINESS

a. Isabel's Update

No update.

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b. Victaulic Update

No update.

XII. NEW BUSINESS

a. Loan from reserve

The loan from reserve is no longer needed as the funds that were received in early June from owner assessments resolved the issue.

XIII. OWNERS' FORUM

- The carpet needs to be replaced in the elevators.
- Please reenable the chat feature. Karina explained that when you disable/enable the chat feature in a Zoom account it impacts all meetings. She had to disable it for another meeting but will be sure to restore it for The Elizabeth Lofts.

XIV. ADJOURNMENT

There being no further business, Jim Kennedy moved to adjourn the meeting at 6:02 PM.

Minutes approved at the July 11, 2023, Board Meeting.

APPROVED: _____

Forrest Gist, Secretary