

Flanders Lofts Board Meeting Notes 7.13.2023

Meeting called to order by Brian Emerson at 5:30 pm

Minutes from previous meeting approved with no changes

Rob has asked for several items in the current financial to be clarified, and is awaiting answers.

Rob asked for clarification on our big delinquency as to whether it had been sent to attorneys , answer was yes

Rob brought up that we had received today the draft of 2024 reserve study, nobody has had a chance to review in detail yet discussion for next board meeting

Brian asked if Rob was comfortable with the cash flow over the next couple months as we finish up roof and deck projects, very few if any owners paid the full assessment in advance contrary to our expectations.

Estimated Dollars to be paid out on the next couple months

Rain City Final. \$36000.00

DW Construction \$160,000.00

Earth Quake Insurance \$45000.00 ? We have not received a quote yet

Metal Caps \$45000.00

Rob expressed some discomfort with the number but said we would get through

Roof and Decking update by Brian

Raincity is complete with main roof and has been approved for payment

DW Construction is complete with decks on 405,406,407 & 408 4th floor deck except for drain covers

Expected project completion Mid August

We have numbers for paving Project and Brian will finalize for August meeting

Waiting on carpet numbers Brian will have for August meeting

Paint colors were discussed and the combination of Rock Garden(dark grey) and Contented (light sage green) seemed to gather the most votes

New Business

Sheet metal replacement on 4th floor decks, existing sheet metal and rails are rusting and need replacement, now or in the near future. It is estimated to cost significantly more and cause additional disruption, if this work is not performed now. Sheetmetal replacement is estimated to cost \$33000.00, Painting and steel cable replacement we are still waiting on numbers. There

was some discussion of painting the existing sheet metal, however, the cost savings were insignificant

Complaints

Brian brought up that 306 was being used and an Air BNB again, had we received any notification? The renters were attempting to enter the building with a code unsuccessfully, they then followed Brenda and Brooke into the building, and chose to stay in the lobby rather than ride the elevator up with them.

Upon investigation, they stated they were renting 306 and now had a fob for access

Rob did some investigation today and discovered that 306 was again being listed as a rental with a 5 day minimum, our minimum is 7 days

Erin stated that 306 has not provided a permit or lease agreement in keeping with our HOA policy

The board voted for 306 to be fined for all for all 3 violations totaling \$1000.00

There was a discussion with Erin as to if we needed to provide notice or not

Rob and Erin were going to investigate.

Rob brought up that there have been ongoing notes and communication down at the bike racks by elevator entrance

The discussion has been about if that area is specific to noted units on bike racks or is it general common area? Rob led the discussion and the conclusion was that it was common space not dedicated to the listed unit numbers

No open Forum

Next meeting August 15, 5 pm

Meeting closed 6:15 pm