

Flanders Lofts

Board Meeting Minutes

AUO of Flanders Lofts
REGULAR MEETING MINUTES
THURSDAY, JANUARY 9, 2025 AT 5:00 PM
LOCATION: ONLINE MEETING
LINK: bit.ly/flandersauo

Attendance:

Board | Robert Bethge, Shir Grisanti, Sally Williams, Brian Emerson

Bluestone | Erin Black

Additional owner attendees | Christoph Gelsdorf and Brook, Nora, Walter

MINUTES

Agenda Discussion	Votes	Action Items
1. Board meeting called to order at 5:36pm		
2. Approval of Dec 5, 2023 meeting mins	Approved with no objections	
3. APPOINTMENT OF OFFICERS <ul style="list-style-type: none">• Brian Emerson as president• Shir Grisanti as secretary• Rob Bethge as treasurer	Appointment of officers approved without objection	
4. Financial Review <ul style="list-style-type: none">- Rob will put together a year-end wrap report for clarity and transparency- No substantial changes from last month- Two units continue to be in arrears- Last assessment bill will be Aug 2025		
Open Projects 5. Garage (discussed during the Annual Meeting) <ul style="list-style-type: none">- We discussed the ongoing garage door issue extensively. We need Metro to come up with another solution. The door is not closing properly even when the green button is pressed.- Due to both garage door issues and residents leaving personal items visible in garage parking spots, we seem to have someone entering and sleeping in the garage. Unit		5. Erin will connect with Metro about ongoing garage door issue. Rob is ordering a dump to dispose of large items and

<p>304's personal belongings require relocation from Brian's area and perhaps a fine.</p> <p>6. Window Washing</p> <ul style="list-style-type: none"> - The project is not finished and Erin will not pay them until it is done. Once this contract is complete, we'll re-strategize how to do it next time. To discuss again at the next meeting. <p>7. Exit door on 8th Ave</p> <ul style="list-style-type: none"> - Brian has a new key to distribute <p>8. Gutters</p> <ul style="list-style-type: none"> - Brian presented 3 options for us to consider. Brian's recommendation would be to redo the roof so it drains properly (approx. 6K) <p>9. Elevator Door Panel</p> <ul style="list-style-type: none"> - Waiting to hear from Centric about the best way to do it. In the meantime, we'll repaint the door. - Elevator is making grinding noises again and Centric needs to send someone out to service the elevator again. - Sally will send Brian number of person who serviced it last time. <p>10. Fire Alarm System</p> <ul style="list-style-type: none"> - Erin has been trying to reach out to ActionTech and they still haven't responded. <p>11. Sprinklers</p> <ul style="list-style-type: none"> - Wyatt said that there's one more part they had to order for the lobby. <p>12. Leak in Adams & Ollman</p> <ul style="list-style-type: none"> - Leak detection didn't offer much useful info. If leak begins again, we'll have to be prepared to find it. 		<p>inviting owners to share in its use and cost. He will draft letter with info about dump as well as a reminder of security needs and fines to be sent to owners.</p> <p>6. Put window washing discussion on next month's agenda.</p> <p>8. Put gutters discussion on next month's agenda.</p> <p>9. Erin to have Centric service the elevator grinding. Brian will have the elevator door painted until he hears from Centric that it's okay to mount a steel plate onto the door.</p> <p>10. Erin to continue reaching out to ActionTech for fire alarm system update proposal</p>
<p>13. Projects we would like to see this year:</p> <ul style="list-style-type: none"> - 2 & 3rd floor painted and new carpet. Do we do everyone's doorframe? - Security - upgrade our cameras, potential motion triggered lights, - 2 & 3rd floor steel balconies need to be inspected - Onsite reserve study - Resolving garage door - Resolving fire alarm systems 		

14. Next board mtg Weds, Feb 12, 2024 at 5pm		
15. Meeting adjourned at 6:20pm		