

LAFAYETTE PLACE CONDOMINIUM OWNERS ASSOCIATION
BOARD MEETING – SECRETARY'S MINUTES

Topic: Lafayette Place Condominium Association Inc
Time: April 18, 2023 6PM Mountain Time (US and Canada)
Monthly meeting schedule:
Every month on the third Tuesday, until November 21, 2023

Via Zoom Meeting

<https://us06web.zoom.us/j/99619431331?pwd=UVpFdExKaW8zTXRxbi8ydkdNQ2VUUT09>

Meeting ID: 996 1943 1331
Passcode: 644797
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Call to order – Tuesday, April 18, 2023 6:06PM MDST

Present:

Anthony Wight, President
Rebecca Alexander, Vice-President
Sharon Henderson, Treasurer
Marina Morgan, Secretary
Chrissy Beyerlein, Member-at-Large
Committee Representation – Susan Erika Argeres, Roof and Maintenance
Management – Jack Corder, Owner
Michael McGuffin, Compliance

Approval of minutes of March Board meeting – a discussion was started regarding information made known to the board in the March meeting regarding the pre-emergent weed spray done in March. The request was to amend the minutes to reflect another scenario presented about this incident after the fact of that meeting. The new information was not available nor discussed in the March meeting, the March information being that a homeowner had a confrontation with the technician who came to spray. Homeowner stated and provided cell phone pictures that the tech sprayed his vehicle with the weed chemical which stained it, and was belligerent with him. This was the information provided at the time of the March meeting. March minutes were not amended as minutes reflect activity and discussion done and made prior to the meeting. Any updates to discussions, incidents, additions, new information etc., provided after meetings have been concluded are taken up at the time of the next meeting.

Home owner forum:

Present: home owner for units E-58; G-71 and K114
There were no home owner questions or discussion

Roof work status

Degrees of work ongoing

Downspout cleaning and touch-up work scheduled for April 3rd by J3 was concluded. There have been no reports of roof leaks at the time of this meeting. The next service will be done on or about July 10th for downspouts only. Invoicing will be provided. There have been past questions about water coming into unit F-64 but there have not been any reports at this time regarding this unit.

Weed and pest control

1. Pre-emergent weed spray - issues presented by resident regarding the worker who came to perform this task. There have been updates and added information on this issue. Vendor owner Jed Thacker was present at this meeting and has provided an alternate scenario to that presented by the complainant home owner reflected in the March minutes. Mr. Thacker states his technician says the home owner was the belligerent offending party in a

discussion about the weed chemical being sprayed on his vehicle. Mr. Thacker states that the yellow chemical if sprayed on vehicles will dissipate in sunlight over time. Marina asked if home owners are aware of this statement or if they are comfortable with their vehicles being sprayed regardless of any dissipation time. Mr. Thacker offered the use of another product at a “higher” cost if the Board wants to consider it. It was stated in relating this updated information that “another home owner” was present at the time and “apologized” on behalf of the original home owner to the tech. Mr. Thacker says the technician offered the home owner recompense (washing the vehicle) and that the issue was handled by his company, although the technician continues to assert the home owner’s belligerence. We do not have home owner names or unit numbers relative to this incident.

Another pre-emergent treatment is scheduled on or about May 25th

2. AAA Organic was on site on April 14th for pest control work and notes that the rodent (mice) problem in and around Building E showed minimal activity. Two added rodent “stations” were added to the treatment in progress. A complimentary spray for the ant issue described by the J-Building’s home owner was provided. AAA’s next scheduled visit will be on or about July 14th
3. Fencing issues – Duke City has addressed very few new fence problems in the past few weeks. Home owners are using the manager portal to request work orders resulting in faster resolution. As a note, it is estimated that per unit, fence replacement can cost \$1300 each.
4. Weed removal after spraying – Board will decide if we should continue to use Green Summit to remove dead weeds or contract for daily labor approximating \$50/hour.
5. Unrestrained pets – loose animals have become an issue in violation of the covenants requiring all animals be under physical (not voice) control when outside of owners’ units. Complaints have been noted to management and the Board that several residents persist in not restraining dogs and not cleaning up after them, that persistent barking continues, and that several cats have been allowed to roam the complex unrestrained. Marina asked why if dogs must be restrained at all times and accompanied by owners when out of the unit, cats are allowed to roam unrestrained at will. Consideration of using live trapping of cats causing owners to reclaim them from city animal agencies was discussed with differing viewpoints on the success of this method. We have also considered requiring pet owners to complete a registration form for their pets with notes of licensing and vaccination status. Rebecca said this was tried in the past with limited success. Jack noted that violation notices will go out with a friendly reminder and a 4-day period to comply with pet regulations.
6. Property entrance direction sign – we will proceed to the next step with a proposed sign plan to The Sign Store and get pricing and construction particulars for submission to the Board.
7. Personal cameras – there are currently some restrictions regarding video camera placement on individual units. We will consider possibly relaxing some restrictions to allow the use of video cameras of certain types.
8. Unit sales in progress – several units owned by diverse property management have been placed on the retail market or have been sold recently
9. Water audit – we are considering sending out a water audit notice to all home owners that consists of having a plumber certify that there are no water-wasting issues in any unit – leaking faucets, showers, toilets, washers, etc. We propose a deadline of June 30th and submission of the certification to management. We would proceed to a fine possibly as high as \$300 for non-compliance with repairs to water-wasting situations. We are considering a drawing for a gift card as an incentive to home owners to comply. Rebecca proposed this motion; 2nd Chrissy.

Financials –

Please see the complete budget report.

Sharon has noted an item titled “annual delinquent interest charge” and has questioned what it refers to. This was described to us as the charge placed on delinquent accounts. Sharon will talk with Cathie Offret at Management for more information on financials.

Flock Safety System–

Tony has arranged for the representative of the Flock Safety System, Mr. Ryan Platt, to give us an overview of this security system for possible use in the community. The following report is a transcription of the presentation.

The Flock System provides more than three thousand communities with solar (or electric – more expensive) cameras to be placed in their communities. This system is concerned mainly with automobile information – plate and vehicle type recognition and used at the entrances and exits of communities. There is very little history of damages to or incapacitation of this system, cameras being placed on poles at a high level above ground. The system is geared to record stills of vehicles and their license plates and vehicle traffic frequency in both daylight and night, and unaffected by weather and cloudy conditions, within a time frame of use. This information would be made available to Board and management who would have certified log-ins for evaluation of the data, and is important for providing information to police. Residents in a covered community would have the ability to add information about their vehicle in order to filter them out of surveillance. We felt this would not be helpful in the case of a car theft sustained by a resident, but the feature is available.

We were informed that at this time, the program does not have the ability to interface directly with APD, a feature that would allow a real-time alert to police in hopes of stopping a crime in progress. Mr. Platt says he anticipates this feature coming into play soon. The rental cost would include a per-camera price (estimate \$2500) or a bundle feature of two cameras for inbound and outbound surveillance (estimate \$4750) There would be an installment fee ranging from estimated \$350 (per each camera), to be increased to an estimated \$650 per camera in a few weeks. The minimum contract rental period is for 2 years and the listed rental cost mentioned above is annual.

We need further discussion of the system since its main concern is vehicle and not general security monitoring and the cost is high.

There are other systems in use that can cover several areas of the community in which they are placed and monitor activity in general.

Jack will generate a spreadsheet showing other agencies. Some of these companies offer free trials for a period of time to see if they fit the community needs. Rebecca made the motion for Jack to go forward with researching other companies; 2nd Tony. We also discussed here the possible encouragement to residents to consider installing their own security type systems.

Board business concluded and meeting adjourned at 8:58PM PM MDST motion by Rebecca; 2nd Tony. Motion was carried and the meeting was adjourned.

Due to the length of the presentation on the Flock Safety System, the Executive Session was suspended for the month of April and will resume in May after the regular meeting.

Marina Morgan

Marina Morgan, Secretary
Lafayette Place Condominium
Board of Directors