

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

Topic: Lafayette Place Condominium Association Inc
Time: February 21, 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, February 21, 2023 6:05PM MST

Present:

Anthony Wight, President
Sharon Henderson, Treasurer
Marina Morgan, Secretary
Chrissy Beyerlein, Member-at-Large
Management –Jack Corder

Absent:

Committee Representation – Susan Erika Argeres, Roof and Maintenance
Rebecca Alexander, Vice-President

Introduction of officers

Home owner forum:

Present: home owners for units G-79 and B-12

Gated community – is it possible to make Lafayette Place a gated community by installing an entrance gate? We currently post various entrance signs such as speed limit and stop but plan to add no-outlet and no-solicitation signs. There is a stop sign posted on our west-facing locked gate. Tony will install these signs.

There are logistical problems in attempting to add a front gate- buildings A and B locations, road space for a gate return, and entrance and exit for vendors and emergency agents as well as residents and visitors are issues- use of a code system or not.

We are currently reviewing a potential video security system – Flock System. Tony will set up a tutorial from this company for viewing. Sharon will research gate technology to see what may be available for our circumstances when time permits

Roof work status

Degrees of work ongoing

1. H-Building patch work completed on February 7th with completion of a downspout- invoice paid for this work
2. Continue to make sure maintenance does not work against any current roof warranties in place.
3. Overview of our current inspection, touch-up and debris removal schedule with J3 Systems and approximate costs within estimated 2023 budget to include – next date will be mid-March or early April

Weed and pest control

AAA Organic Pest (vendor) on site on January 18 to check rodent issue Building -E; they noted an improvement. Quarterly spray (insects) done

Proactive Weed and Pest (vendor) will be here on February 24 for pre-emergent weed spraying and will come again in 60 days under the current fee schedule if needed.

Home owner J-Building sugar ant issues noted in summertime – AAA may be able to assist; this is being looked into

Vehicle compliance

Vehicles out of registration and licensing compliance continue to decrease (fewer than 5 currently) with notices about compliance to vehicle owners

Auto theft victim home owner in B-12 states the car was recovered by APD.

Financials –

Please see the complete budget report.

Sharon as Treasurer continues to monitor and evaluate the financials of the community. Our goal remains to keep the Reserves steady.

Soft water audit – we propose to have home owners request water waste evaluations- leaking toilets or faucets and swamp coolers - from those vendors who set up the swamp coolers for the warm weather, and correct any leaking issues. Our water bill continues to be a large monthly expense. The suggestion of a water budget may not be feasible to contain costs due to the shared water meters the community uses and the inability to track water use per building efficiently. We are still considering ways to minimize water waste. The subject of individual-unit water meters continues to arise – this would be a massive expense.

Restoration of in-person monthly Board meetings- Marina and Chrissy in favor. Potential meeting places such as senior centers and the public library discussed – some of these are still not opening post COVID lockdowns. Jack will look into available places and make suggestions. We are also considering – once the weather permits – meeting outside in the Park with ES session meetings to be held in a board member's unit. This scenario move by Tony; Chrissy second. Marina volunteered to host ES meetings. Meetings may be dependent on the upcoming school graduation schedules; many home owners are parents and grand parents of graduates and could not attend an in-person meeting. The graduation schedule in the May-June schedule might not cause conflicts. We will continue to discuss this.

Board business concluded and meeting adjourned at 6:29 PM MST

Marina Morgan

Marina Morgan, Secretary
Lafayette Place Condominium
Board of Directors