

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

Topic: Lafayette Place Condominium Association Inc
Time: March 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, March 21, 2023 6:03PM MDST

Present:

Anthony Wight, President

Rebecca Alexander, Vice-President

Sharon Henderson, Treasurer

Marina Morgan, Secretary

Management –Jack Corder

Michael McGuffin, Compliance

Absent:

Committee Representation – Susan Erika Argeres, Roof and Maintenance

Chrissy Beyerlein, Member-at-Large

Approval of minutes of February Board meeting – motion by Rebecca; 2nd Sharon
Minutes were approved

Home owner forum:

Present: home owner for units G-74

Home owner question regarding meeting minutes – location of copy of the monthly meeting minutes to be had – posted online at the management portal.

Roof work status

Degrees of work ongoing

1. Continue to make sure maintenance does not work against any current roof warranties in place.
2. No calls for any leak incident despite heavy recent rains – past 2 weeks have shown no calls for attention to leaks in any building. Susan Erika should be contacted with any issues to connect with J3 regarding roof status

Weed and pest control

1. Pre-emergent weed spray - issues presented by resident regarding the worker who came to perform this task. HO states the product sprayed was foul-smelling and contained a yellow compound. The worker sprayed vehicles and was belligerent – a call was placed to APD. The vendor owner was out of town at this time but was notified of the incident. Our option is to have him present at the next ES session for a discussion of the incident.
2. Web worm infestation spray – vendor Green Summit suggests spraying the community trees for this insect. They provided a proposed invoice for this service and suggest it be done. There is no evidence of any infestation by the web worm; the Board decided unanimously to decline the spray at this time.
3. Possible City xeriscape discounts available – Green Summit may be aware of this offer; it involves a display of the intended xeriscaping project for evaluation by the city

4. AAA Organic will come on April 14th for pest control work and will evaluate the chronic ant issue noted by a home owner in J-Building
5. Tree work – home owner yards – trees and shrubs should not touch the stucco of the units or the community fencing. Management will send the community a letter about tree regulations for inside the units’ patio areas. It will include guidance about how to maintain trees and / or get assistance to do so. This type of letter should go out annually to home owners as a reminder and information for any new home owners to the community.

Vehicle compliance

Vehicles out of registration and licensing compliance continue to decrease (fewer than 5 currently) with notices about compliance to vehicle owners
There has been a high degree of compliance after the campaign to ticket and tow non-compliant vehicles. Some issues remain regarding vehicles that are owned and registered but not driven frequently; most are in compliance

Financials –

Please see the complete budget report.

Sharon as Treasurer continues to monitor and evaluate the financials of the community.

Status of sale of units held by the delinquent company Dark Horse – these 4 units were upgraded and 3 of them have been sold. Sharon is looking for a check for approximately \$5,000 from one of these sales to show in Reserves. Motion made to add a rounded number of the repaid funds from delinquencies that are satisfied into Reserves and part to Operations by Sharon; 2nd Rebecca. Motion passed unanimously.

Work orders completed

1. Fence repairs to Unit I-98 done
2. Bracing applied to the new West gate – the community was not charged for this work. 2 braces applied to the cinderblock walls on either side of the gate to reinforce stability.
3. New entrance signs placed – Tony installed new “no outlet” and “no soliciting” signs on the existing entrance sign post

Continuing discussion:

1. Outdoor directional signpost for the entrance to the community
Marina and Chrissy met to discuss the proposed sign and exchange ideas. Jack suggests vendor Signs by Tomorrow for possible construction of the sign; Marina has contacted The Sign Store as another option. We will pursue the plan to post a weather-proof directional sign at the entrance at the Bill Brown Park face for the convenience of emergency vehicles and guests to locate our buildings and units within the community.
2. Flock Safety System – we are still trying to get this company to provide a demonstration of the product. We need a sales representative to return our contact and schedule it for the Board and then for the community. This system is costly and privacy concerns have arisen in how it works. We want any questions about the system’s function to be addressed.
3. Floodlighting improvement at the entrance to the community – we continue to discuss adding additional floodlighting to improve visibility at the community entrance. We are considering cost and feasibility of using Building A rather than upgrading Building B but are still considering B which has an existing electrical hookup. Light pollution into units’ bedrooms is a consideration. We want pricing for 3 or 4 new lights and want advice from the potential vendors on the best number and placement of lights. 3 vendors for contacting suggested:
 - Conway Electron
 - Great Western and
 - Prime Electric

Board business concluded and meeting adjourned at 7PM PM MDST

Marina Morgan

Marina Morgan, Secretary
Lafayette Place Condominium
Board of Directors