

RENAISSANCE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION  
May 14, 2019.

Attendees: L. Stambaugh, President, W. Bielas, Vice President, Lisa Roth, Treasurer, D. Eaton, Secretary, R. Kohn, Member, L. O'Reilly, General Manager, T. Campbell, Assistant to the Manager.

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Call to Order: The regular meeting was called to order by L. Stambaugh at 6:53 p.m.

**Approval of Minutes:**

**MOTION:** D. Eaton moved, and L. Roth seconded, approval of the minutes of the regular meeting held on March 28, 2019. Motion passed unanimously.

**Treasurers Report:**

L. Roth reported that the finance committee reviewed the March 2019 financials, the reserve study and the 2019/2020 Budget which noted a 2% increase for HOA resident monthly dues.

L. Roth's report stated the Association's total cash position continues to be strong with approximately \$6.906 million as of the end of March. The operating account is funded by revenue resulting from our owner assessments and interest income from the investment accounts. For the most recent month of March we had roughly \$372,000, in our operating account and we had roughly \$3.3 million, in our reserve account. We had approximately \$3.1 million in our construction escrow account as of the end of March and month to date we had a deficit of \$23,000. Our investments are broadly dispersed over approximately 30 different financial institutions, and include conservative investments designed to preserve our principal, such as traditional, market linked and inflation-protected CD's and money market funds.

**MOTION:** L. Roth moved, and D. Eaton seconded, acceptance of the March 2019 financials. Motion passed unanimously.

L. Roth stated that after the Finance committee reviewed the Reserve Study, the report identified potential future cashflow inadequacies for the reserve funds and recommended a five percent increase to the budget to mitigate these inadequacies. L. Roth explained that the committee found the number to be inflated, due to our in-house engineering capabilities. L. Stambaugh noted that minimum wage did increase again and the last time this occurred the dues increased as well as a result. L. Roth stated after careful review the committee was pleased to recommend a 2019/2020 budget reflecting a two percent increase to homeowner's dues.

**MOTION:** L. Roth moved, and D. Eaton seconded, acceptance of the 2019/2020 Renaissance Owners Association Budget. Motion passed unanimously.

### **President's Report:**

L. Stambaugh summarized the executive session and announced the changing of the landscape contract from Mission Hills Nursery to LaBahn's Landscaping, the addition of no smoking signs for the common area's doors around the building and the assignment of Wolf Bielas to the gym task force liaison.

### **Managers' Report**

T. Campbell announced that Building Link has scheduled staff training dates for June, and it is anticipating being online to residents by July 1<sup>st</sup>.

T. Campbell stated an owner suggested, since the old lobby trees in the South Tower lobby could not be used after the remodel that they be sold. T. Campbell stated that after inquiring with the designer the trees should be sold at \$350.00 each. T. Campbell asked the board for permission to sell them.

**MOTION:** D. Eaton moved, and L. Stambaugh seconded selling the three lobby tree's at \$350.00 each. Motion passed unanimously.

L. O'Reilly stated that he has obtained prices from LifeDeck for three methods of repair to the concrete coatings around the plaza and that three samples are to be installed and studied on a plaza concrete bench.

### **Owners Comments and Suggestions**

T. Campbell announced a request had been received to install recycle containers into the Trash Chute room throughout the buildings. D. Eaton explained that currently due to the costs, size constraints and existing recycle containers throughout the building, the board declined at this time.

L. O'Reilly explained that he had received a noise complaint from a homeowner who complained of loud footstep sounds from his roof, at the early morning hours. L. O'Reilly reported that after trying to recreate the sounds multiple times with employees from the floor above, he had instructed our building engineer to come to his unit during the times the sound was reported and stay. After this was done, still no sounds were found, but the description of the sounds seemed it may be a mechanical issue. L. O'Reilly explained that engineering is still in the process of identifying the cause.

L. O'Reilly reported that we have received questions from homeowners regarding the new front desks. L. O'Reilly reported that these questions were received while the desk was still a work in progress and that many issues were addressed.

T. Campbell reported that an owner had asked for a change to the remodel policies. She would like the \$50 a week charge to be changed from \$50.00 a week, regardless of contractors being onsite, to a pro-rated onsite charge of \$10 a day. The board approved this request.

L. O'Reilly announced that a homeowner has suggested that the front coatings of the 04 and 10 tier balcony faces have failed and has asked to have them repaired. R. Kohn states that the window washers are going to examine the coatings and ensure that the damage is not just dirt. If it is not dirt, bids will be pursued.

T. Campbell reported that they have received a homeowner request to install wireless doorbells and signs at the desk when the attendants are not present. The board explained that there has been a sign with a 24-hour attendant number and a doorbell is not needed since the doorbell does not guarantee service.

L. O'Reilly explained that he has received a request from a homeowner asking to withdraw from an agreement entered into years ago restricting their dogs, due to their dogs attacking other homeowners' dogs. The board stated that they could not agree to the withdrawal from the agreement.

L. O'Reilly reported that a notice had been received asking the board to form a task force for the front street lighting. R. Kohn stated he will head a front street lighting task force and asked management proceed with sign-up sheets.

### **Committees / Task Force:**

#### **Grounds:**

L. Stambaugh reported that a new landscaping contract will be awarded to LaBahn's landscaping, due to the lack of responsiveness to requests by the current landscaping contractor. L. Stambaugh stated that overall the landscaping is in spring bloom and looks great.

#### **Social:**

R. Kohn reported that with the new budget being effective July, the committee will meet in June to discuss and plan the summer events.

#### **Neighborhood Alliance Task Force:**

No report.

#### **Electric Charging Stations:**

R. Kohn explained that the association continues to work with Tesla. R. Kohn explained that the Power Wall will supply the power for electric charging stations at a scalable rate.

R. Kohn reported that Tesla is in the process of finalizing a complete phased out proposal for the garages. As more information develops, R. Kohn will report back.

Old Business:

**A.E.D:**

R. Kohn reported his findings on A.E.D's and homeowners associations. R. Kohn explained that information and sign up sheets had been posted throughout the building for 30 days with minimal participation from homeowners.

**MOTION:** R. Kohn moved and D. Eaton seconded the association not getting A.E.D's at this time. Motion passed with a four to one vote, with W. Bielas voting for them.

New Business:

None.

**MOTION:** L. Stambaugh moved and D. Eaton seconded adjournment of the meeting at 7:31 p.m. Motion passed unanimously.

Respectfully submitted:

Dan Eaton, Secretary  
7/18/2019