

Monthly CAC Community Meeting

Minutes, July 8, 2023

Attendees:

CAC Members:

Debra Meglio, Chair
Al Morie, Vice Chair
Becky Schreiner, Website Admin
Walter Mills, Resident List Admin
Richard Gaito
Amani Ali (*On Zoom*)

TCMD Board Member:

Bill Schmidt

Residents Present: 46
Residents on Zoom: 25

Meeting started at 10:00 AM

- Announcement (*Debra Meglio*)
 - Rose Kennedy passed away suddenly on June 29. She was a well known resident in the community and one of the founders of the Bike Club. She worked part-time at the Clubhouse and Lodge for the YMCA. She was loved and respected by all that knew her.
 - A moment of silence for Rose Kennedy.

- Announcement of new Management Company and the selection process (*Bill Schmidt*)
 - Bill gave a history of former sub-district managers and programming managers (Timberline, WTS, & YMCA). The CAC contacted two companies that were referred to us. We provided the RFP's that had been prepared for the prior RFP rounds, and met with each company on-site so they could become familiar with our facilities and neighborhood. This also acquainted them with the Bungalow residences which require management time. We received proposal responses, which were evaluated by the entire CAC and Bill. We asked for follow-up information, and provided them with additional clarification information. On-site interviews at their offices and follow-up detailed assessments were conducted by 3 CAC members and 1 TCMD member.
 - The new management company will be Goodwin & Company. The effort underway now is to work on the contracts so that the TCMD board can approve them at their board meeting in July.
 - Goodwin is posting openings for Subdistrict Manager and Maintenance Manager.
 - The CAC and TCMD will be involved in the interviewing process for the final two candidates for each position.

- Goodwin is negotiating with Gina; as well, as posting the opening.
 - Town Sq is the platform they use for their management and communication hub:
 - All governing documents
 - Financial Statements
 - Work Orders
 - Meeting Notices
 - Calendars of Events and Activities
 - Each homeowner will have an account accessible on PC or mobile app. Homeowners can add family members.

➤ Questions

Blair: Are there are any Y fees or penalties due by us?

Answer: No

Teresa - How much will we save with the new management company?

Answer: ~ \$40K

Debbie M – What about Fitness Activities, will they continue?

Answer: Yes, they will transition from the Y to Goodwin seamlessly.

Murray - Why did the Y give us their 30-day out?

Answer: The Y determined that our community did not match their HOA model.

Josie: Is there going to be any changes with activities, clubs, etc.

Answer: No changes are planned or expected.

Blair: Did Cindy spend 21K on Black History Month events?

Answer: That is incorrect, it was less than \$4K for all related events that month.

Unknown: What about upcoming events?

Answer: The PAC is back and will continue to be heavily involved with the planning of all events.

Jack Sargent: Got up to thank everyone for all the help with the 4th of July Event.

- CAC Member Elections in August (*Debra Meglio*)
 - There will be 4 open positions for two-year terms, if you are interested in running. The community meeting in August will give every candidate an opportunity to present themselves.
 - Introduction of members and the terms that end in August.

- Bruce Michalowski has decided to resign due to health issues.
- Al Morie is completing a 4-year term the end of August and he cannot run again.
- Amani Ali and Richard Gaito are both ending a 2-year term the end of August.

➤ Questions

Annette: What is required to be a member of the CAC.

CAC: Time, commitment, supportive of the community, many skill levels and work experience can be utilized.

- Christmas Party (Deb Meglio)
 - This year's Holiday Party will be at The Denver Botanic Gardens on December 16th from 6:30 to 9:00 PM. More details will be forth coming.
- Maintenance Updates (Al Morie)
 - Building exterior stucco repairs will be completed and paid for by the Y.
 - Lamp replacements have been completed in the pool area and parking lots. Interior lights have been started and will be completed with new the new management company.
 - Pool resurfacing, and new pool equipment installed. Some warranty work was completed last week.
- Maintenance (Al Morie)
 - Pool door status: Assa Abloy was due to complete the door repairs Monday 7/10. *Update since the community meeting: the old overhead doors have been removed and the south door is now electrically operational. Both doors still need some additional electronics to make then fully operational as intended, and the building security company still needs to connect the doors to the system.*
 - Roof Repair: We have at least two broken tiles and some vent work needs to be completed with certified repair companies.

➤ Questions

Kelvin: Can't we just have a maintenance person replace the one tile?

Answer: There is more than one broken tile. No, we feel it must be done by a certified tile roofer.

John P.: The Hot tub is only at 80 degrees and we need trained contractors to maintain our pools and the spa.

Answers: The hot tub is working but it will be at the correct temp in a few days. Goodwin will have the Lifestyle Director and Facility Maintenance Manager attend classes to be Certified Pool Operators (CPO).

John P.: What is being done with our inoperable heated outdoor sidewalks?

Answer: We believe because the Boiler was leaking, it was causing the issues with the Heated sidewalks. Now that the Broiler was just replaced, we will have the new management company hire a vendor to pressure test all the snow melt heating loops to determine if there are any leaks. We are hopeful that with the replacement boiler these tests will prove that our system is intact.

- Garden Plots (Al Morie)
 - There are several gardens plots that are vacant. We are giving residents, that currently have plots the first opportunity to take on addition plots at no cost; with the stipulation to donate the produce to local food pantries. Residents who don't have plots for this year may also volunteer to take the remaining plots over under the same conditions.
 - Gina is in the process of contacting our residents with the details.

- Other

Meeting Adjourned at 11:27 AM