

Daniels Lofts Condominiums Association Annual Meeting December 18, 2019
Minutes

Members Present

Diane Heirshberg via phone
Liz Finn
Vicky Showalter
Rob DeMartini
Matt Toloee
Donna Simms
Scott Simms
Wylene Carol
George Hertner via proxy

Meeting called to order at 5:35 p.m.

- The budget for 2020 was approved.
- Major Building Maintenance was explained. In 2019 significant repair to three walls of masonry was completed, and a new backflow pipe and valve were installed. In December 2019, severe wind blew away the metal wrap near the fascia of one section of the building, MRA Enterprises will replace that wrap. Also MRA Enterprises will provide an estimate for masonry repair to the north wall of the building.
- Z&R Management's services beginning January 1, 2020, were discussed. Facilitated by Z&R, a Colorado law firm will review the Association's corporate documents to ensure full compliance.

President Liz Finn will be the Association's contact for members requesting service from Z&R. Except in dire emergencies when significant damage to the building is imminent, residents who note a maintenance problem should text or call Liz Finn to request a repair service from Z&R. She will report issues to Z&R via email. Liz Finn's contact is (719) 641-9750. Z&R's phone for dire emergencies is (719) 594-0506. Z&R will address routine maintenance issues during business hours Monday – Friday.

- Insurance policies for the common ownership of the building will be posted on the Daniels Lofts website: www.danielslofts.org.
- Members are reminded to send dues payments to First Bank, effective January 1, 2020. The Reserve account will remain at Vectra Bank at least until further study is undertaken of competing rates and benefits at other FDIC insured banking institutions.

Meeting adjourned at 7:30 pm.

Submitted by Wylene Carol. Approved by Liz Finn


