

Home Improvement Meeting Notes November 18, 2024

Present: Kent Brave, Erik Butka (chair), Betty Terry-Lundy, Will Oren, Michael Parrie (board liaison), and Timothy Patricio (property manager)

Agenda

1. Project updates
 - a. Elevator stuff to arrive January or February
2. Roof Lights
 - a. Tim said all positive feedback
 - b. One owner asked about how much they cost and how often we will have to replace them (Tim said the fixtures should last 10 to 20 years). He said the LED lights means that they use 1/5 of typical electricity. The additional 52 light fixtures are insignificant when we have conserved electricity on the new lights in the garage, stairwells, and hallways
 - c. Another owner wishes the lights were on all night, but we explained that 11 pm is the standard time to turn off outdoor decorative lights
 - d. Inside the planter, two lights do not work, and Kent suggests the lights be pointed up instead of down
3. Plantings
 - a. We are waiting for Yellowstone to get winter interest plantings; they are waiting for items from the production team
 - b. We got 30% reduction on winter interest because Tim complained about fall plantings come in late
 - c. Kent recommends April 15 for spring plantings
 - d. Justine got back to Tim and promises the winter interest will be in by Thanksgiving
4. Budgeting for lounge furniture
5. Remodeling of the lobby (in reserve study)
 - a. Tim shared how the study explains that they assume the lobby will be remodeled. Betty pointed out that it was last done in 2014. Tim said often buildings remodel every 10 years. Tim said that the reserve is allocating money for the lobby renovation if we move forward, and Betty asked since this was brought up in the budget meeting.
 - b. Betty is against remodeling the lobby (walls, ceilings, lights, doorman station); she agrees with furniture replacement
 - c. Tim is reducing the amount from Reserve Advisors by 30% (this is for 2028-2029)
6. Party room
 - a. Furniture was suggested for this room, and that's okay as long as it's not misused
 - b. The closet doors will be addressed by the operating funds
7. Deck
 - a. Yes, we should have furniture on the 2nd floor deck

- b. The reality for this item is we need to give the Board information on style and cost; Tim said it could be handled on an operating side (if this is \$10,000+, then we would need to budget more)
- c. Erik said he thinks we need \$30,000 to \$50,000 for furniture as shown by Tropitone (13 pieces cost \$35,000); a couch that seats 3 costs around \$5,000
- d. Fire pit is about \$10,000
- e. Erik showed us a smaller pit and chairs would cost about \$9,000
- f. Tim said we could do this little by little each year without putting pressure on the assessments in one year
- g. Will asked if Habitat can recommend budget friendly options? Tim said Tropitone is already a great reputation
- h. Betty suggested we look at the 5460 building and their rooftop deck
- i. Tim shared these costs would need to be in the reserve
- j. Erik said some of the prices he shared could be reduced if he goes through Tropitone
- k. Tim asks Erik to put some links and dollar totals to share, he will include those in the proposed budget
- l. Start with 2 3-person sofa and a fire pit
- m. There is storage for these sofas or put them along the perimeter of the building and cover them
- n. Kent asked if we want to add more lights to the curved planters and north planter in the plaza similar to the square planters; we agreed they look nice in the dark; Tim said they cost about \$1,000 for the lights; Tim suggests Kent map out the lights so he can discuss with Patrik

Next Meeting: Monday, January 20, 2025 at 6 pm in the party room