

# Wellington III Condominium Association, Inc.

## **BOD Members Present**

Dr. Carl Feghali  
Dr. William Scott  
Dr. Marshall Steel

## **Bray HOA Management**

Mark Shoberg  
Savannah Kohagen

### **1. Call to Order**

The 2018 Annual Meeting was called to order at 5:30 p.m. by Mark Shoberg.

### **2. Announcement that Quorum was not Achieved**

At the beginning of the meeting it was announced that quorum was not achieved. Later, Dr. Marshall Steel arrived which allowed the Association to achieve quorum.

### **3. Approval of the 2018 Budget**

Mark Shoberg called for a motion to approve the budget.

Motion: Carl Feghali  
Second: William Scott

### **4. Potential Projects**

- Dr. William Scott would like to have a sign to the left of the front entrance with all business names on it.
  - Some owners were concerned that people wouldn't be able to see it anyway, and could possibly cause people to block the front entrance.
- It was also suggested to get a large "1120" or "1120 Wellington" on the building so customers/patients can better identify the building.

### **5. Action Items**

- Get a bid from another elevator company in town. (Colorado Custom Lift)
- Required to bring everything up to code once replacing the elevator controller. (Mark Shoberg will contact Wayne Martin to get an estimate on how much these extra expenses will cost)
- Get the staircases professionally cleaned. If the carpet is beyond cleaning, then we will replace the carpet using the extra carpet the Association has.

- In about 3 weeks, Bray will send someone out to clean up the salt on the ground. (Waiting for any additional snow in the meantime.)
- Contact snow removal vendor (GJ Maintenance) to get Wellington higher on the list. The Association would like them out there before 7am.

## **6. John Canty- ThyssenKrupp**

John Canty explained the elements of the elevator that needed repair and provided a brochure/proposal for everyone to refer.

Everything is from the 1970's, except the power unit which was replaced in 2014. The bid included a complete modernization of the elevator, which entails replacing everything mechanical. Newer element such as the power unit can be reused. A complete list of new parts and pieces of the elevator is provided in the formal proposal. \*This bid does not include a new cab.

Included in this bid is the option of performing the work over the course of a long weekend. John explained that usually a modernization like this would take 3-5 weeks, but have offered to work long hours and get the job done in about 4-5 days (Thursday-Monday). This would cost about \$7,500 extra, but is already included in the bid. This appeared to be the best option for the Association.

Modernizing the elevator would mean, the Association would see a reduced price in service. It would also mean less outages and repairs. The service contract would go from about \$350 per month to \$250 per month.

**Main Issues with the Elevator:** Door Operator & Door Operating Components

\*\* Important Note- Once the controller is modernized, everything has to be modernized and brought up to code.

### **Questions-**

- If the Association did not have the money to do the complete modernization of the elevator what would John Canty recommend?
  - He would recommend replacing the door operator which is about \$20,000 and would take approximately 4 days to replace.
  - The Association would save about \$10,000-\$15,000 if the project was done all at once (the complete modernization).
- How long will it take to start installation after signing and getting the down payment in?
  - 7-9 Weeks
- Could the bid price increase?
  - The bid itself will not increase, but modernizing comes with the expense of bringing everything up to code. (Mark Shoberg will contact Wayne Martin to get an estimate on how much this will cost.)

### **Consensus:**

Everyone agreed that the best course of action would be to:

- Get a bid from another elevator company in town to compare prices and possibly bring down the bid price with ThyssenKrupp.
- Bid for the additional costs of bringing the system up to code.
- Once we have a hard number of all the cost of modernizing the elevator, the Association will go through with the project.

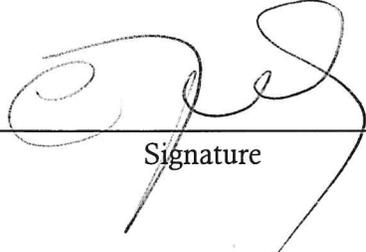
## 7. Adjourn

Mark Shoberg called for a motion to adjourn the meeting.

**Motion:** Dr. William Scott

**Second:** Dr. Carl Feghali

The 2018 Annual Meeting was adjourned at 6:40 p.m.

  
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Signature

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