

LANSING POINT – GMS MEETING

Date: November 20, 2024
Time: 1:30 pm
Present: Denali Gaetz, Mike McCann

NEW BUSINESS

	TOPIC	DISCUSSION	ACTION
1.	FIRE ALARM TESTING & FIRE EXTINGUISHER CHECK	Testing has typically happened in November but the last one was done in March	Denali will check if we are now on a March cycle for testing and the checking of the fire extinguishers.
2.	GARAGE HEATING ISSUE - 206	A work order has been completed and waiting for confirmation as to when an inspection will happen. It should be by Friday at the latest.	Unit 206 will be asked to contact GMS directly to arrange a time for access. At this junction this may be an owner expense.
3.	SIDING BROKEN ON BUILDING A	We have been informed of a crack in the siding on Building A.	GMS will inspect and provide an update
4.	DRYWALL ISSUE IN UNIT 207	Unit 207 has reported what they assess as drywall cracking as a result of the building shifting.	GMS will perform an inspection and an assessment will be made as to cause.
5.	NEWSLETTER	A Fall Newsletter has been prepared	To be distributed by GMS

BUDGET

1.	THIRD-QUARTER VARIANCE REPORT	A review of expenditures to date and “best guess” as to what is required to year-end	GMS to pursue this with Norcope.
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suggests that there may be a surplus of \$18,000 at year end.

Mike will update the variance report

One issue was the charge by Norcope for the snow removal that happened a few weeks ago. The bill was \$3,400 which was more than \$1,000 more than previous bills.

2. 2025 BUDGET

A “very” draft budget has been created based on the assumption that the 2024 surplus will be used as an offset for the Reserve Fund requirement for 2025 of \$36,000

GMS to get answers to the questions noted

Mike to re-draft 2025 Budget based upon the responses.

Questions requiring answers:

1. Can the Reserve Fund Study required in 2025 be paid out of the Reserve Fund?
2. What is the projected cost for the Study?
3. What will be the Insurance increase be?
4. What will be the flat rate be for snow removal?
5. What will be the increase for elevator maintenance
6. What will be the increase for Fire Alarm Maintenance be?
7. What will be the increase be for Waste Removal

Comments and To Do

1. Create a line item for GMS Project Fee

2. GMS Accounting and General Services will not increase
3. Create a line for Reserve Fund Study
4. Create a line for Elevator Maintenance /After Hours

FOLLOW-UP ON ACTION ITEMS

	TOPIC	DISCUSSION	ACTION	UPDATE
1.	BURNT OUT LIGHTS IN BUILDING B	There are currently 5 light bulbs burned out in Building B	GMS to contact Cody's cleaning and remind of the clause in the contract whereby they are responsible for replacing burnt out light bulbs,	Completed
2.	WATER DAMAGE IN BUILDING A	Aunit in Building A had an unfortunate leak from their kitchen sink that caused some water damage to the ceiling in the unit below.	GMS has initiated repairs and the owner of the unit has agreed to cover the cost.	Completed
3.	BUILDING SIGNAGE	At the suggestion of Owners last winter work has been underway to create signage to be placed on the exterior of Buildings A&B that identifies them and the numbering for the units in each	GMS will check on progress	Awaiting ... should be withing the next few days
4.	ELEVATOR BLANKETS	We have moving blankets for our elevators but the elevators seem to lack the "hooks" necessary to hang them	GMS is checking if "hooks" can be installed and not violate code	Completed
5.	FALL OWNER'S MEETING	We want to hold a meeting this coming October with all Owners to discuss a	GMS to see if a room at the library is available.	It was decided to send out a newsletter with pertinent information

variety of topics including the 2025 budget.

An agenda and zoom link will be prepared in advance and sent out to all Owners – Mike/Ted

versus holding an in-person meeting

Oct 24th has been chosen

6. BOLLARDS

It appears that Duncan's is no longer interested in fabricating a metal "covering" around the bollards.

GMS to arrange for repair/replacement

Put on hold to next spring to assess with options exist

One however does require repair before winter sets in and it is located at the north end of Building B

What to do with the others will be a topic for next spring.

7. GARBAGE

This will be a topic at the October meeting but the message will be that in terms of "recyclables owners will need to make arrangements with Blue Bin. We will no longer budget for it.

To be discussed at the October meeting

Notice has gone out and a sign placed on the garbage bin

WEBSITE

<http://www.lansingpoint.com/>

Password: #134myplace