
Fw: Meeting Summary for Las Vistas Condo's Zoom Meeting

From Treasurer <treasurer@lasvistascondo.com>

Date Fri 9/25/2026 4:44 PM

To Dwight Hinkson <dwiththinkson@aol.com>; Management Las Vistas Condo
<management@lasvistascondo.com>

From: Meeting Summary with AI Companion <no-reply@zoom.us>

Sent: Tuesday, July 14, 2026 11:41 AM

To: Treasurer <treasurer@lasvistascondo.com>

Subject: Meeting Summary for Las Vistas Condo's Zoom Meeting

Meeting summary for Las Vistas Condo's Zoom Meeting (07/13/2026)

Quick recap

The meeting of the Las Vistas Condo Association Board of Directors focused on several key issues, including the approval of minutes, the discussion of the 2025 audited financial statements, and the selection of a new attorney. The board approved the July 9th meeting minutes with amendments after a lengthy discussion about the lack of discussion on the audit report. A motion was passed to hold a special meeting to discuss the audited financials in detail. The board also voted to approve Phase 2 of the security camera installation, with stipulations for revisions to the contract regarding labor warranty, payment terms, and attorney approval. The selection of a new attorney was debated, with Alfred Bellis recommending Lisa McGill of Kay Bender Rembaum for a 60-90 day trial period, but the motion to approve the firm did not pass. The board decided that Alfred would conduct due diligence with the recommended firm and report back. Other items included the approval of a new rental for unit D305 and the denial of P206 due to a missed orientation.

Next steps

Alfred

- Contact Lisa McGill of Kay Bender Rembaum to discuss her hourly fee, estimated hours for specific issues, and the firm's availability, and report back to the board within 48 hours.
- Draft and send a questionnaire to the six identified law firms specializing in condo law to gather information on their fees, experience, and availability.

Emily

- Prepare a report for the Budget Committee meeting on July 20th with actuals for the past couple of years, current year-to-date actuals, and forecasted numbers for the rest of the year.
- Request a report from the current attorney, Edith, on the status of all ongoing cases, especially collections, to avoid redundancy and overpayment.

Las

- Forward Deanne's questions regarding the 2025 audited financial statements to the board for reference.
- Send the contract for Phase 1 of the camera installation to Deanne and the board.
- Follow up on the status of the BreezeLine funding and report back to the board.
- Ensure that the revised Phase 2 camera contract includes: 6-month labor warranty, fixed monthly payments for 60 months (no 15% increase), new wiring for gate cameras, and is pending attorney approval.
- Provide the board with the full contract and details for the overall camera project (Phase 1 and Phase 2) to clear up questions.

Summary

AI Models and Applications Discussion

Las discussed his experience attending a UFC event and watching Sophie fight, describing it as exciting with a great crowd reaction. He then shared insights about AI models, particularly praising Fable's capabilities and comparing it to GPT-6 and Opus 4.8 models. Las explained his favorite use cases for AI agents, especially computer automation and testing applications, demonstrating how he uses Codex to test his apps end-to-end. The conversation ended with some technical difficulties regarding Zoom microphone controls and Emily's role as the meeting host.

Incoherent Meeting Discussion Summary

The transcript appears to be a fragmented and disjointed conversation without a clear central topic or decision-making context. The discussion jumps between various unrelated topics including parking, health issues, and building maintenance, with no clear action items, decisions, or next steps identified. Due to the lack of coherent content and clear meeting structure, it's not possible to provide a meaningful summary of a formal meeting discussion.

Unstructured Discussion Meeting

The transcript appears to be a fragmented and disjointed conversation with multiple speakers discussing various unrelated topics including work schedules, meetings, and personal matters. Due to the fragmented nature of the dialogue and lack of clear context or decisions made, it is not possible to provide a meaningful summary of the content or outcomes from this conversation.

Las Vistas Board Meeting 2026

The Special Board of Directors Meeting for Las Vistas in Denver Condo Association was called to order on July 13th, 2026, at 7:38 PM at the Recreation Hall Clubhouse with simultaneous Zoom video conference. The meeting established a quorum with 12 board members present, including both in-person and virtual attendees. The meeting began with roll call and proof of notice was confirmed as having been properly posted both physically and electronically to board members at least 48 hours prior to the meeting.

Special Meeting on Financial Concerns

The board discussed approving minutes from the July 9th meeting, with Deanne raising concerns about missing information regarding the 2025 audited financial statements announcement. After determining the announcement was made but not discussed, the board unanimously passed a motion to hold a special meeting to properly address the audit and Deanne's questions about reserves and unaccounted funds. The conversation ended with Deanne asking about the status of BreezeLine funding, questioning why monthly payments were being distributed instead of the expected lump sum of over \$100,000.

Speaker Time Limit Voting

The board discussed and voted on implementing a three-minute time limit for speaker comments during meetings, with eight members voting in favor, seven against, and one abstaining. The vote was approved by majority but raised concerns about potential conflicts with constitutional and bylaws requirements, with Alfred suggesting the matter should be reviewed further. The meeting also addressed the approval of Phase 2 of the camera installation project, though the vote was postponed pending legal review of the agreement by their attorney.

Camera Contract Phase 2 Amendments

The board discussed concerns about a \$154,000 camera contract for Phase 2, with Deanne raising questions about warranty periods, camera support, and payment terms. Las proposed amendments including extending labor warranty to six months, locking in monthly payments without 15% increases, and requiring attorney approval before proceeding. The board agreed to these amendments pending attorney review, though questions remained about the total number of cameras (discrepancies between 131-172 cameras were discussed) and the need for new cables at the front gate.

Security Camera Installation Approval

The board discussed and approved a motion to proceed with security camera installation in Phase 2, with 15 members voting yes and one abstaining. Deanne voted in favor of the cameras but requested a seven-day delay to review the process. The discussion revealed concerns about information sharing regarding Phase 1 approval, with some board members claiming they were not properly informed about previous decisions. The meeting also addressed the need for a new attorney, with plans to hire a Condo Board certified attorney, though the specific selection was not completed during this meeting.

Attorney Selection for Las Vistas

The board discussed selecting an attorney for Las Vistas, with Alfred proposing a questionnaire for potential firms and suggesting Lisa McGill from Kay Bender Rembaum as a potential candidate for immediate issues. The board clarified that the current attorney budget is \$35,000, though concerns were raised about whether this amount is sufficient given the current attorney's hourly rate of \$350. The group agreed to engage Lisa McGill for 60-90 days to handle immediate issues while simultaneously evaluating other firms, with a focus on understanding her hourly rates and expected time commitment for specific matters.

Law Firm Selection Discussion

The board discussed selecting a new law firm to handle collections and legal matters for Las Vistas. Alfred recommended Kay Bender Rembaum firm, specifically lawyer Ms. McGill, for a 60-90 day trial period. The board debated whether to vote on the selection immediately or conduct further due

diligence first, with Deanne arguing for more information gathering before making a decision. The conversation ended with Alfred offering to contact the firm to gather details about their fees and capabilities, with a cap proposed at \$4,000 for specific opinions.

Board Attorney and Property Decisions

The board discussed retaining an attorney, with a motion to approve Kate Bender-Renbaum for 60-90 days being voted down by several members including Deanne and Gene Johnson. Alfred agreed to conduct due diligence by interviewing multiple firms and reporting back with cost information rather than making an immediate hiring decision. The meeting also covered property approvals, with D305 being approved for rental to Errol and Laureen Cook, while P206 was not approved due to the tenant not attending orientation.

AI-generated content may be inaccurate or misleading. Always check for accuracy.

Please rate the accuracy of this summary.  

Best,

Zoom



+1.888.799.9666

©2026 Zoom Communications, Inc.

Visit zoom.com

55 Almaden Blvd
San Jose, CA 95113