

## **Don's Notes of Board Meeting of 06-26-2007**

Directors present: Speedy Watson, Richard Jark, Jason Mitchell

Directors absent: Mory Bonakdar and Marilyn Helgeson

Management present: Nataliee Ross

Homeowners present: Anthony Romano, Noelle Murphy, Helgard Niewisch, Jessica Mitchell, David Page and Virginia Glazier and about two other ladies I don't know.

Called to order at 7:10 pm by Board President Speedy Watson.

Agenda

- Balcony Rules

Balcony Repairs (omitted from Agenda handed out at meeting) Proposal did not come through.

- Geotechnical Contract

  - American Geotechnical, Inc.

  - Allwest Geoscience

- Roofing Proposals

- Tennis Court Proposals

- Water Proofing Proposals

### **Balcony Rules –**

No action required now. We just need to direct management to send them out for 30-day proposal and make any corrections at next meeting. Italicize new words, rather than colors. Also do preamble purpose of changes, submit to Nataliee in Word document. Don is to reformat and do preamble and send it to Nataliee.

**Geotechnical Contracts** (soil testing stairwells, back wall, 412 and laundry room wall.) Both *were* tabled.

Allwest's first bid was dated in November. The recent bid (Rafael's) is down to \$8-thousand from the \$14-thousand range. Nataliee needs *the* later submission omitting tennis courts. Nataliee is to call Allwest to get their latest copy if she cannot locate a copy in the office. This item was tabled.

American Geotechnical was made later than first Allwest and already omits the tennis courts according to Richard so this contract is recent.

### **Roofing Proposals**

These proposals include all work that needs to be done for roofing, but does not include any termite examination. We need to take an inventory of air conditioning units and which work and which don't work. Air conditioner lines may not function after they have been moved. The vendor thinks four to six per building will get broken lines. The termite inspector will have to be there as the roof is being removed.

We need to ask the termite inspector for a bid or quote for them to do the inspection during roofing.

The Board discussed the tenting of buildings and an alternative type of termite extermination (orange oil) to tenting. The tenting bid was about \$57,000 per building. Fumigation takes about 3-days.

Roofing takes 60-180 days for the entire three building project this year. One building would take about a month to complete. The third floor occupants will experience a lot of noise and dust.

David asked about 'crickets'. They are built up areas made of wood under the plywood base of the roofing. Also, he asked about moving or lifting the air conditioning units and who is to pay for it. Richard answered that it would be paid by the association. Richard said an owner can get the key to go up and identify their air conditioning unit and mark it with their unit number.

Richard said we need a system to identify these air conditioning units that will involve the occupant to turn it on from the unit and then someone on the roof to toggle a switch there to turn it off.

We have 9 bids and we are going to select up to five or more to interview. Each will take about an hour to interview.

Average of bids is \$809,000 (about \$200,000 per building against which we have reserves of about \$78,000), leaving out first three and last three bids to repair roofs of buildings 576, 564 and 412. But Rich thinks we need to talk with one of the low bidders. We're doing 50% of roofing. We are excluding the two highest bidders.

Discussed materials received today about maintenance of roofs by respective bidder because that affects the long term cost.

**Availability of board member's time for interviewing:** Jason likes doing one-half day at a time in the morning beginning after holiday or this week on Thursday or Friday at 8, 9:30 and 11 am. Tuesday after the holiday is the best day to resume interviewing. Nataliee will try to schedule eight of the bidders. Actually she will request AWS to do this scheduling. The Board still wants to hear from our current vendor who did not qualify to bid because they wanted a different process than "built up."

#### **Tennis Courts:**

Don Appleby said he talked with a couple of tennis players and they did not consider its condition to be critical to good play or dangerous to the players. Richard said the reason for getting a proposal was to update the reserve study. *This item was tabled.*

#### **Water proofing proposals**

Delta Pacific, Total Building Care and Richard mentioned another, something like Hydro. This is a proposal is for something different than soil testing. It involves excavating and waterproofing after excavating.

The Board discussed hiring AWS (Carl Brown) about consulting for waterproofing. They are the roofing consultant too. Carl gave us a proposal for preparing the specifications for the water proofing. Richard moved to engage the services of Carl Brown for water proofing specifications. Jason seconded *it*. *The motion was approved unanimously.*

One homeowner mentioned a continuous occurrence of puddles near a column in the garage of building 564. Richard asked her to give the office the parking space number and he will look at it but he thought it is probably caused by landscape irrigation.

**Garage storage cabinet painting status:** In one recent week completion of the painting went from about 30% to 70%.

The meeting adjourned 08:23 p.m.