



DAYBREAK

Meeting Agenda/Minutes

July 28, 2014

- I. Call Meeting Order/Establish Quorum - Amy Soto, Scott Miller, Suzanne Reeve, Gabrielle Wilkerson, Sherry Valentine
- II. Homeowner Topics for Discussion
- III. Integrity Group Report – Kent Daniels Guest Speaker
 - A. Roof inspection originally motivated by inspection of sold unit; Remco Deacon came out to look and suggested that damage is likely systemic
 - B. Need immediate repairs: A-305, C-303/304, D-301, E-303/304
 1. Look into repairs/replacement of critical buildings this year; then replacement of others in future years
 2. Make sure we have inspections along the way and oversight of the process
 3. B-302, D-304, G-304 have blocked lower roof vents; check extent of repairs when sheathing is pulled up
 - C. Need to do chimney repairs on every building
 - D. Scott moves that Kent (Integrity Group) draft a specific scope, & that Sherry get estimate bids for active leaks & chimney repairs; seconded
 1. Roofing companies Kent suggests: Achten's, Al's Roofing, Genesis
 2. Have roofer seal exposed nails
 - E. Remco Deacon originally did roof repairs, defect construction work (2008-2009)
 1. Sherry to contact previous lawyer (Walter Beringer)
 2. Suzanne has documents from 2005-2006 about the defect construction scope of work & court filing; Morrison Hershfield & Levin and Stein were the firms mentioned
- IV. Approval of Prior Meeting Minutes - approved
- V. Treasurer's Report - only one unit delinquent on dues
- VI. Old Business
 - A. Board positions: President (Scott), VP (Gabrielle), Secretary (Suzanne), Treasurer (Jill?), voting member at large/webmaster (Amy), non-voting member at large (Janine)

- B. Mailbox replacement: board votes to go with option 3 (“new option”)

- C. Building cleaning: Review bids
 - 1. TC Quality (includes garbage enclosures, windows, interior & exterior gutters; fix pigeon problems in G & F buildings - reduced bid to \$16187; can start mid-August)
 - 2. Pro Windows (includes windows; no garages, railings, garbage enclosures - \$10,000; can start end of August)
 - a) Ask to add garages, railings, garbage enclosures to quote
 - 3. Property Maintenance NW (no windows, garbage enclosures, or pigeons - \$9300; can start end of August)
 - a) Ask - can include windows & interior gutters?
- D. FHA renewal – with amendments
- E. Continuing with Risk Amendment
- F. Parking lot work
- G. Reminder letter Ok to send re: Hot Water Tanks?

VII. New Business

- A. A305 – work needed from Kent Daniels report. – RW scheduling look see

VIII. Location and Time of Next Meeting/Adjournment

NOTE: Any homeowner who wishes to have an item discussed and acted on must submit a written request to have the item added to the agenda. Written requests must be received by Kappes Miller Management one week before the meeting each month in order to be placed on that month's agenda.