

Lake Forest HOA

EDC Meeting MINUTES

9.26.18

5:30p at SRG Office

Members Present: Dennis Murphy, Ben Duhl, Kathy Chinoy, David Ehrenberger (Chair), Ron Joy, Patty Tofey.

Owners Present: None

Absent: Ron Crist, Sue Sorenson; Ingrid Basler has resigned (moving from LF HOA).

AGENDA:

1. Minutes 8.30.18: Approved without modification
2. Siding Renovation Project (Dennis and others):
 - a. Architectural Progress and schedule:
 - i. Statement of Work (Dennis): update and discussion
 1. Basic Design Elements: LP Smartside is the EDC recommendation. New information and due diligence re Pre-finished vs. Pre-primed were presented & discussed. Site visits to examine pre-finished LP at HOAs in Steamboat, Avon and Georgetown demonstrated that the color consistency, quality and efficiency of installation are strong advantages. Two pre-finished LP Smartside products were evaluated: Diamond Kote and Colorstrand. The consensus now of the EDC is that the Pre-Finished product is preferred recommendation. Final vendor selection is pending.
 2. Enhanced Design Elements reviewed/discussed: Extend the entry roofs to Buildings E&F and add snow-fencing (safety issues); Dennis reviewed the updates—including repainting the Spa to match the new siding; re-side or refinish all vestibule rear-facing walls in all buildings; remove 6 support columns on Buildings E&F & span 2 garages with broader beam (dramatically improve aesthetics, make garage entry easier); fabricate and install new chimney caps.
 - ii. Third Phase of the Architectural Design: Savage Architecture Phase III (and final) funding request of \$10k has been approved by the Board.
 - iii. Contracting timeline and Summer 2019 project plan. Discussed a concern expressed by Bob Seibert (email) that we may not be able to get commitment from contractors in time for 2019. Explored the idea of moving the timeline up with Savage—Dennis (and Adam) has on-going discussions with both Tavis and Excellent Construction and both are engaged and understand our design timeline. Dennis is convinced that once the final design and SOW are finalized, the bidding process will be timely, and we should be able to engage a contractor to complete the project next year. Dennis and Ron have spoken with an additional reputable Contractor (R Patriacca) from Avon and are considering adding his company to the bidding process.
 - b. Railings--replace or refurbish update. Discussed feedback and alternatives per Bob Seibert (email). Dennis presented his work evaluated options. Regal Railings system is an easy to install, pre-fab aluminum system that is less costly, with lower labor effort

and installation time (reduces the deck access restrictions for owners), and lasts 20 years. The Regal rep has made a LF HOA site visit, took measurements and submitted a very competitive quote (compared to refurbishing, other custom aluminum or wood railings). Replacement railings would allow for reuse of old railings for the Spa area etc. Wooden railings would require installation of a substantial post midway along the top floor decks. Regal's lower cost of installation and long life would make this a better option than wood as well. A bid for re-painting the existing railings from Proff Paint Co. was presented: \$26,670, warranty for 5 years (would need repainting every 5+ years).

- c. Colors (Kathy, Patty)—Update. Patty, Kathy and Dennis have worked on color combinations, including Diamond Kote, Colorstrand and paint color options. Recommendation made to present these palate options to both the EDC and the Board to refine the options.
 - d. Decks: recommending TimberTec, prefinished in light gray, very affordable, durable and long-lasting product—consistent with the lower end, yet quality, Trex-like products, installed with SS screws. TimberTec is also a splinter-free product.
 - e. Windows & Doors (Dennis; Ron, Patty)
 - i. Survey and updates—interior evaluation of windows
 - 1. Only 31 survey responses from owners. Non-approved historical changes have been documented in some units.
 - a. Spreadsheet: only 6 indicated interest in replacing sliding doors but many wanted to replace other windows or doors.
 - 2. The window and door inventory remains important to the siding renovation project--we will need to have the an exact number of replacements to be ordered and to obtain the best pricing. Each unit will need to be accessed to prepare for the required bedroom window replacement. Kathy states we will need written permission from each owner to enter their units for the inventory process. NOTE: the window vendor recommendation has not been made.
 - 3. **Recommendation made to submit a motion at the next Board to inform all owners that unit-specific access is required for the inventory process.**
 - f. SOW materials and installation due diligence: David recommended the EDC create a spreadsheet detailing all SRP due diligence considerations, materials and comparative pricing. David will draft this SOW due diligence spreadsheet ASAP and vet with Dennis (and then the EDC).
3. Financing Due Diligence updates (Ron and Ben)
- a. Bank Financing Options—Ron and Ben have communicated with First Bank, the most engaged bank and with the best rates, and they are willing to be patient with our SRP process. The proposed financing model will be owner-specific to accommodate the one-time HOA assessment to all owners. The goal is to negotiate with First Bank for a very favorable rates for LF home-owner loans—Ben stresses this will be very important for those who live far from Frisco and, especially, out of state.
4. Additional EDC Issues:
- a. Drainage Update (David)—Kathy will contact Thane for further project status details and stressing the importance of selecting a contractor—Cona or another firm being vetted by Thane—and finalizing a plan and timeline for remediation.
 - b. Signage (Kathy)--tabled
 - c. Metal Roof-Facia fitting issue update (Dennis)--tabled

- d. Bat Intrusion (Dennis)—update. A pest control inspection this past week was completed. Adam has documented evidence of bat intrusions. This pest control company did some remediation, but this is felt to be temporizing--a due diligence is needed for a more permanent solution. Turner-Morris, the roofer who completed the metal roof replacement, has offered to make a proposal. Dennis recommends that the Board secure a second opinion from another roofer (Dennis and Adam opine that Turner-Morris installation did not adequately address the bat issue)
- e. Monthly EDC Report to Owners
 - i. Key EDC updates will be drafted ASAP and forwarded to Kathy and to Janet Joy for inclusion in the LF Newsletter.
- 5. EDC Siding Renovation Project Recommendations to Date:
 - a. Siding: type, color, warranty (Ingrid, Kathy)
 - i. EDC Recommendation: Pre-Finished LP, vendor TBD (Diamond Kote vs. Colorstrand)
 - b. Decking (Sue)
 - i. EDC Recommendation: TimberTec decking, installed with SS screws
 - c. Railings (Dennis):
 - i. EDC Recommendation: Regal Railing system
 - d. Financing (Ben and Ron):
 - i. EDC Recommendation: First Bank, home-owner loans
- 6. Next EDC Meeting (David):
 - a. October 22, 2018, 5:30-7:00p—at SRG

--D Ehrenberger