

Subject: Re: EDC Subcommittee 02/16/18

Date: Sunday, February 25, 2018 at 5:10:40 PM Mountain Standard Time

From: David Ehrenberger

To: Kathy Chinoy, stomson@yahoo.com, ronaldjoy40@sbcglobal.net, maddie22@aol.com, josh.chebul@gmail.com, Ingrid Basler, Dennis Murphy, drehrenberger@gmail.com, bd2.lyons@gmail.com, ron@duckcreektire.com, tldepuey@bresnan.net

Kathy, thank you very much for the subcommittee minutes and your summary. This approach makes a lot of sense.

Thane, as detailed below, the EDC would like to request 30 minutes on the Board agenda on March 26th to detail the progress and recommendations regarding siding and drainage to date.

Thank you.

David Ehrenberger
303 641 8753

From: Kathy Chinoy <kgc288@gmail.com>

Date: Thursday, February 22, 2018 at 5:27 AM

To: Sue Sorensen <stomson@yahoo.com>, Ron Joy <ronaldjoy40@sbcglobal.net>, Madaline Mishkind <maddie22@aol.com>, Josh Chebul <josh.chebul@gmail.com>, Ingrid <ingrid.eco@comcast.net>, Dennis Murphy <dennis@dmurphy.net>, "David Ehrenberger, MD" <drehrenberger@healthteamworks.org>, David Ehrenberger <drehrenberger@gmail.com>, Ben Duhl <bd2.lyons@gmail.com>, "ron@duckcreektire.com" <ron@duckcreektire.com>, Thane Depuey <tldepuey@bresnan.net>

Subject: Fwd: EDC Subcommittee 02/16/18

Dear David,

Please find enclosed below* a copy of the minutes taken at the Feb.16, 2018 EDC Sub-committee meeting. You will see in the minutes the members feel it would be very advantageous for us to make a presentation to the full EDC committee and the Board in order to inform both groups of our progress and the rationale behind our recommendations. At the last Board meeting some members specifically asked that we explain why we arrived at certain recommendations regarding the drainage issue. We would like for Dennis Murphy to be able to make a presentation regarding the siding at Lake Forest and for Josh to report on the drainage situation. Hopefully their presentations will prompt questions, comments, suggestions, etc. We anticipate the total time needed would be 30 minutes and no more. The last Board meeting suggested many members don't have all of the information necessary to make decisions as to how we progress with possible improvements. We feel it would be beneficial they be fully informed of what we have been dealing with to assist them in giving us direction in how to proceed. Hopefully you and Thane can discuss this and put us on the agenda for the March 26th Board meeting, as well as on the agenda for the next EDC meeting.

Look forward to hearing from you. Thanks,
Kathy

*02/16/18 EDC Sub-committee Meeting Minutes:

Dennis Murphy gave an update on his search for a general contractor to conduct an investigation into the status of the siding of the Lake Forest buildings. He has two companies interested in doing the residing job but suggested we do NOT ask them to do the actual study. So far he has not found a firm interested in just doing a study. He expressed his belief we know the siding is in poor shape and needs replacing. It is documented in the CONA report on page 14 and in multiple photos submitted throughout the past year by various owners. Even though there might be some time left on its EUL (ie expected useful life), he believes because of the poor construction work done when installing the 20+ year old siding and because of the material available now, it would be economically judicious to replace the siding. He said this is a much smarter approach, rather than pay for a patchwork of repairs that will be a "band-aid" approach and ultimately result in costing the unit owners more money. Dennis said proper construction when exchanging the siding, and the use of "hardi-board" or comparable material, could be a significant difference with what we have now and would ensure the integrity of the buildings for 30-40 years. Thus, Dennis will move forward with talking to the contractors, and Josh will see if he can find a contractor on the front range who would be willing to come here and give us an assessment, knowing he/she could be included in the bidding process. ++

We felt it would be helpful to know what has already been spent on repairs (including the bat infestation caused by bats being able to enter the buildings because of the poor construction work). Dennis included in this assessment the poor work done when initially applying the trim boards to the windows and doors that has caused water intrusion and warping of the wood.

Ingrid mentioned that a second opinion on the status of the siding is very important because we need to "prove" the siding really does need replacing or repairing. She explained this year Summit County is going to implement changes in the ability to short term rent a unit*, and the owners who rent their units will be hesitant to spend money on upgrading our complex if they are going to lose anticipated rental income. Ben agreed and said we must get the Board and owners to 1) understand the severity of the structural problems of our property and 2) agree that improvements made will inure to the financial enhancement and aesthetic appeal of our units. We must make them understand and agree to the necessity of capital improvements before we ask them to pay for it.

We discussed that our committee title implies we are to explore the possibilities for updating the EXTERIOR DESIGN for our complex. We have certainly moved beyond that, and pursuant to David's request, we, the sub-committee, have morphed into a committee that is also looking into the funding options. Before we start taking bids and the other things mentioned below, there should be direction from the EDC and even the Board as what exactly our function is and what are the parameters. We seem to be taking on a lot more responsibility than was originally intended. That in itself is not a problem, but it was discussed that we should be getting more input and direction.

It was recommended the Board establish a standing maintenance committee to oversee the ongoing property maintenance and work with Keith when issues arise.

The drainage study was next discussed. We recognize the need to explain to the Board why we amended and deleted some of Cona's suggestions for remediation. This led to the decision to ask David to suggest to the Board they allow us time to make a presentation to them regarding an update on the siding issues (hopefully we will have Cona's report AND the second one by the time the Board meets on March 26th) and the

drainage and drainage pan report.

We concluded that it is premature to further discuss financial options for funding the capital improvements until we get the second report and are better able to know the scope of the work. At that point we will look at different options and the costs associated with them.

Meeting concluded with the intention of hearing by March 2nd from Dennis and Josh about the contractors.

++ Subsequent to our meeting there has been input from several committee members that we be diligent in working only with contractors who will be asked/hired to conduct a survey in such a way that there will be no conflict of interest in how the survey is conducted. Dennis and Josh will follow this dictate.

*The county seems to be following a trend around the country in trying to amend their laws to better reflect reality. It appears many local governments are losing tax revenue as more and more people are relying on AirBNB and VRBO instead of checking into motels. (although in Summit there is a very high compliance rate with home owners collecting the appropriate taxes). Also, neighborhoods are increasingly complaining of short term renters who are coming into their neighborhoods and partying, parking in illegal spots, trashing lawns, etc. People who engage in short term renting of their property are concerned as to whether or not the new laws are going to impede their ability to rent. The proposed changes to Summit County are being written and will be implemented before the end of the year. This has been stated in the Summit Daily every time an article has been written about the issue. <https://www.denverpost.com/2018/01/19/summit-county-airbnb-rentals-income/>

<https://www.youtube.com/watch?v=ZNweASHJuX0>

Sent from my iPad

Begin forwarded message:

From: Kathy Chinoy <kgc288@gmail.com>
Date: February 19, 2018 at 4:38:17 PM MST
To: Dennis Murphy <dennis@dmurphy.net>
Subject: EDC Subcommittee 02/16/18

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