

**Campfire Mountain Homes
Board of Directors Meeting
June 16th 2022
12:00PM
Roof Discussion**

- 1. Call to order:** The Campfire Mountain Homes Board of Directors meeting “Roof Discussion” was called to order at: 12:05PM
- 2. Introduction of those present and determination of quorum:**
 - a. Campfire Mountain Homes Board Members Present:** Jason Perkins, Joanne Quinn, Mike Hanley, Bob Hassler, Mike Wiesbrook
 - b. Campfire Mountain Homes Owners Present:** N/A
 - c. Summit Resort Group Members Present:** Noah Orth
- 3. Financials as of April 30th 2022**
 - a. Operating:** \$8,649.98
 - b. Reserves:** \$226,289.60
 - c. Total Checking / Savings:** \$234,939.58
 - i. Jason Perkins motioned to approve the April 30th 2022 financials as presented, Bob Hassler seconded the motion, motion passed with no dissent**
- 4. New Business**
 - a. Roof Discussion**
 - b. Jo Quinn’s Notes in review of the roofing bids presented**
 - Empire Works is at \$251,181 plus \$15,000 for heat tape and more for gutters
 - Turner Morris is offering to do more protection with additional metal flashing but their bid of \$369,994 also doesn't include heat tape
 - Summit Roofing is at \$280,118 including heat tape and gutters with new flashing
 - NW roofing is not replacing heat tape or gutters so their bid could be \$213,960 plus the \$15,000 just for heat tape and more for gutters
 - 1. Noah spoke to the board regarding his conversations with each contractor and that it would be good if the board could narrow down the scope of work instead of having the contractor propose what they think would be best for the association as proposals received were very inconsistent.**

2. The board agree and stated that they wanted to go with a Timberline HDZ 30 year warranty shingle
3. The board agreed due to a 10 year life expectancy it was time to replace all the heat tape, installed with zig zags on rooflines and valleys were needed
4. The board agreed to not replace any gutters and downspouts
 - a. Motion was made by Bob to follow the above scope of work for updated proposals, Jo seconded the motion, motion passed with no dissent

5. Contractor Estimates / Board Comments

- a. **Summit Roofing & Gutters** \$280,118.00 included new flashing heat tape and gutters

1. [Estimate 1](#), [Estimate 2](#), [Estimate 3](#), [Estimate 4](#)
2. The board inquired how much to replace all heat tape but leave gutters as is

2. **Northwest Roofing** \$213,960 plus the \$15,000 for gutters / heat tape

- i. [Estimate 1](#), [Estimate 2](#), [Estimate 3](#), [Estimate 4](#), [Estimate 5](#)
- ii. The board inquired what the cost of heat tape would be as it was not included in their proposal

3. **EmpireWorks** \$251,181 plus \$15,000 for gutters / heat tape

1. [EmpireWorks](#)
2. The board wanted to follow up with Empire works to confirm pricing of standard shingle and if \$128,906 was an addition for heat tape or is the quoted price for everything.

4. **Lozano CG Roofing** \$341,250 / \$357,500

1. [Estimate 1](#), [Estimate 2](#), [Estimate 3](#), [Estimate 4](#), [Estimate 5](#), [Heat Tape 1](#)
 1. [Heat Tape 2](#), [Heat Tape 3](#), [Heat Tape 4](#)
 2. The board agreed that due Lozano's high priced proposal they would pass

5. **Turner Morris** \$369,994 no heat tape

1. [Turner Morris](#)
2. The board agreed that due Turner Morris high priced proposal they would pass

6. **Ked Martin Roofing** \$191,640.00 / \$202,890.00

1. [Ked Martin Roofing](#)

2. The board inquired of the replacement of all new flashing instead of utilizing old flashing as proposed.
3. The board inquire of cost for all new heat tape to be installed

Jo Quinn's Notes in review of the roofing bids presented

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7. Miscellaneous Discussion:

1. Board of Directors Terms

- a. Jason Perkins 2020-2022 Reelection?
- b. Joanne Quinn 2021-2023
- c. Mike Hanley 2020-2022 Reelection?
- d. Bob Hassler 2020-2022 Reelection?
- e. Mike Wiesbrook 2020-2022 Reelection?
 - i. All board members whose terms were ending stated they would run for another term

Next Board Meeting Date:

1. Board of Directors Meeting:TBA
2. Annual Meeting: August 27th 9:00AM Zoom

Adjournment: A motion was made to adjourn The Campfire Mountain Homes "Roof Discussion" at 12:47 PM Mountain time