

Lake Forest HOA

EDC Meeting MINUTES

10.23.18

5:30p Conference Call

Members: Dennis Murphy, Ben Duhl, Ron Joy, David Ehrenberger (Chair)

Absent: Kathy Chinoy, Patty Tofey, Ron Crist, Sue Sorenson

Attachments: EDC Minutes 9.26.18; Siding Renovation Project SOW (updated); Emails from/to Keith & Carol Thompson (A104); SRP Vendor Materials Due Diligence Spreadsheet

AGENDA:

1. Minutes 9.26.18: Tabled till next meeting (for a quorum)
2. Siding Renovation Project (Dennis and others):
 - a. Architectural Progress and schedule:
 - i. Statement of Work (Dennis): update and discussion. Additions/changes include (3.) "Architectural drawings," (8.) "Smooth and refinish all ground floor patio floors" and (19.) moving "remove 6 support columns on Buildings E & F" to Basic Design Elements (see discussion below).
 - ii. Basic Design Elements: LP Smartside Pre-finished (Diamond Kote vs ColorStrand)—further decisions re which Pre-Finished brand to use will be made at a later time (ColorStrand is a little less expensive and produced locally).
 - iii. Enhanced Design Elements reviewed/discussed. Ron Joy and Dennis report that there is a dramatic aesthetic impact by removing decking columns in Buildings E&F (6 columns per building at an additional cost of ~\$150k—note the decking and railings are being replaced so this a good time to do it)—the decks will require a more substantial, laminated beam.
 - iv. Third Phase of the Architectural Design: Dennis provided an update on the work to date by Savage Architecture. Dennis met with Adam earlier today—he has done considerable work—the Preliminary Design will be completed this month. Also, Adam will include in this Design phase a color rendering which to reflect the color palette selection recommended by the EDC (Patti). The "bid set" is next and will be completed in December.
 - v. Contracting timeline and Summer 2019 project plan. No changes.
 - b. Colors (Kathy, Patti)-- Color Palette selections: Patti will share this work and options with EDC members and recommendations to be forwarded to Adam to include in the color rendering ASAP.
 - c. Decks: TimberTec is the recommended product.
 - i. Pricing—Dennis has vetting several vendors \$40/12-foot board (vs. \$60/board)—the quality and price for TimberTec is the best.
 - ii. Concrete decking—see email from Unit A104 (Thompsons). Smoothing and refinishing of all concrete patios will be included in the Basic Design Elements.
 - d. Windows & Doors (Dennis; Ron, Patty)
 - i. Window and door inventory: Recommendation made at last EDC to submit a motion at the next Board to inform all owners that unit-specific access is required for the inventory process.

- ii. Window vendor recommendation: Pella Proline Aluminum Clad for the triple sash bedroom window at \$1650 a piece (with volume discount; installation is additional)—this Pella window is a higher-end builder-grade. Pella has a superior warranty to other vendors with comparable products. (Dennis was the Anderson rep in Western Colorado.) Anderson windows of comparable grade = 2x cost of Pella. Marvin windows have fiberglass cladding (require much more maintenance). Vinyl windows are not appropriate for the alpine environment.
NOTE: Dennis believes Anderson sliding glass are somewhat better than Pella's.
- e. SRP Vendor & Materials Due Diligence Spreadsheet (David): reviewed. Purpose of this document is to track and collate the SRP due diligence work of the EDC and the Board and to help inform communication with owners on the project. Recommended that contractor estimates be removed.
- 3. Financing Due Diligence updates (Ron and Ben): tabled.
- 4. Additional EDC Issues:
 - a. Drainage Update (Kathy and Ron Joy)—Ben reports Cona offered to draft an RFP response for \$3,000—unreasonable. Exploring the option of replacing concrete swale (180' in front of Buildings A-) with electric heating (concrete is a better heat conductor than asphalt). Bob Seibert and Ben understand the cost will be approximately \$90k. Note: we spend ~\$6k-16k/yr for manual shoveling. Dennis reports that two garages in Building A have floors that are lower than the driveway—this is a safety and code issue. The only sensible solution would likely be to pour 3-4 inches to elevate these floors appropriately. Thane is leading this effort with the Board.
 - b. Signage (Kathy)—tabled till next meeting.
 - c. Metal Roof-Facia fitting issue update (Dennis)—Adam has inspected the roofs further and has included details in his drawings to resolve this issue.
 - d. Bat Intrusion (Dennis)—update. Dennis recommended at last EDC that the Board secure a second opinion from another roofer (propose at November Board meeting).
 - e. Trees next to some of the buildings will need to be removed in preparation for siding replacement. Dennis recommends that the Board have all trees evaluated across the property. Ben believes Patti has a good recommendation for an arborist.
 - f. Building numbering system does not meet current code: need to be 5.5" tall numbers visible from the street/driveway. Will address at the Board meeting—this should be solved during siding replacement.
 - g. Monthly EDC Report to Owners—David will update Kathy with today's meeting summary ASAP.
- 5. EDC Siding Renovation Project Recommendations to Date:
 - a. Siding: type, color, warranty (Ingrid, Kathy): Pre-Finished LP, vendor TBD (Diamond Kote vs. Colorstrand)
 - b. Decking (Sue): TimberTec decking, installed with SS screws
 - c. Railings (Dennis): Regal Railing system
 - d. Windows (Dennis): Pella Proline Aluminum Clad (triple sash bedroom)
 - e. Financing (Ben and Ron): First Bank, home-owner loans
- 6. Next EDC Meeting (David): TBD