

# NO AGENDA

## YACHT CLUB CONDOMINIUM ASSOCIATION

### Board of Directors Meeting Minutes

June 26, 2017

[BY TELECONFERENCE]

A meeting of the Yacht Club Condominium Board of Directors was held telephonically on June 26, 2017 at 6:00p.m.

Directors in Attendance by Conference Call: Ann Gassman, Robert Duncan, Adam Royval, Ron Harper, Bobby Kline

Wilderness Management Representative: Grant Parker, Community Association Manager

A majority quorum was established.

**Call to Order:** The meeting was called to order at 6:09p.m.

The primary purpose for this teleconference was to review the Board's position, in light of the recently received report and construction estimates from Travis Construction. The Board expressed concerns that construction cost estimates had virtually doubled from those given by the architectural firms interviewed by the Board initially, as compared to the cost estimates provided by Travis Construction. The Board had already agreed on a Spring 2019 start date. That may be have to change depending on how quickly the ACC and the Board can come to grips with this information.

Adam Royval expressed reluctance to present this information to the members at the Annual Meeting on July 1<sup>st</sup>, stating that too many of the numbers are "very unrefined". Additionally, there is no recognition of change-order costs during the course of construction. The Board now has to decide if they want to fund a 3M project or a 1.3M project.

If the decision is made to cut costs, what will be the basis for those decisions? What will be the new design parameters? How much will the re-design cost? Lastly, how long will it take to produce engineered rolled plans, to obtain bids and hard numbers?

The Board also reviewed the Preliminary Estimated Timeline. It states that all single entry units with steps leading to their unit would need to re-locate for at least 6 weeks while staircases and new deck supports are installed. Parking would also be impacted in a major way unless materials can be staged on the turf area facing the lake.

The Board agreed to proceed at the Annual Meeting with the presentation of full blown elevations already produced by Ken O'Bryan, and to mention that projected construction costs had exceed original estimates. No further details would be given until additional information could be obtained.

### **NEXT MEETING DATES**

July 1, 2017 Annual Meeting

### **ADJOURNMENT**

The meeting was adjourned at 7:10p.m.