

NO AGENDA

YACHT CLUB CONDOMINIUM ASSOCIATION Board of Directors Meeting Minutes

August 1, 2017

[BY TELECONFERENCE]

A meeting of the Yacht Club Condominium Board of Directors was held telephonically on August 1, 2017 at 6:00p.m.

Directors in Attendance by Conference Call: Ann Gassman, Robert Duncan, Liesel Twenhafel, 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 6:06p.m.

Approval of Board Minutes

MOTION: The last teleconference meeting was held on June 26, 2017 and those minutes were not approved at this meeting.

Review of July Financial Statements – The Board did not review the July report at this meeting.

UNIT 42 OVERFLOW

- Mr. Parker reported on a backed-up kitchen sink drain in Unit 42 (the old office space). This unit was sold by the association in 2016 to Virginia Beauregard. The Unit is vacant most of the time. A leak was discovered draining into the common area/laundry room area which turned out to be sewer line drainage overflowing out of the kitchen sink in Unit 42 and through the kitchen floor into the spaces directly below. No other units were affected.

The floor in the kitchen and living room of Unit 42 was soaked and ruined. United Drying was instructed to pull up the flooring as part of their remediation and was included in their invoice. They also dried out the common area/laundry room. A proposal was presented to the Board to replace the flooring in Unit 42 with the same type and kind (a "Pergo" type of glue down laminated flooring) at a cost of \$1,600.00.

MOTION: The motion was duly made and seconded to pay Agent Drain to unclog the drain, to pay United Drying to perform remediation, and to approve the \$1,600.00 proposal to replace the flooring, once the floor is completely dried out. No further remediation was approved for the common area/laundry spaces other than mopping the floors. Motion carried unanimously.

TRAVIS CONSTRUCTION INVOICE

- Robert Duncan reported that he spoke with Mark Cline at Travis Construction regarding the Board's displeasure with their construction estimate. He stated Mr. Cline told him that "It was the worst possible time to get a bid like this done, because of the unwillingness of subs to respond. Without engineered rolled plans, it will be very difficult to do much better".

The Board found this to be an unacceptable response from Travis Construction and did not believe they had received the full value of the \$2,000.00 proposed cost. Additionally, Travis had charged \$2,500.00, citing a professional fee that was included in the signed agreement.

MOTION: The Board directed Mr. Parker to pay \$2,000.00 now and to contact Mark Cline about their dissatisfaction. Mr. Parker was instructed to offer to pay the additional \$500.00 if Travis Construction would assist them with reducing the overall cost of the project at no additional charge.

Motion passed unanimously. Mr. Parker will report back to the Board after speaking with Mr. Cline.

O'BRYAN INVOICE

- The Board discussed invoice 6353 dated June 23, 2017 from O'Bryan Partnership in the amount of \$4,312.79. It was noted that \$2,312.50 of this amount would be paid to G3 Engineering to verify specifications involving the structural integrity of proposed elevations. This will be the final invoice from O'Bryan Partnership for services rendered to date.

MOTION: The motion was duly made and seconded to pay this invoice. Motion passed unanimously.

STATUS OF ACC DELIBERATIONS

- Ann Gassman and Robert Duncan led discussions. Ann had distributed pictures from buildings she saw recently in Telluride, that had utilized Hardie Board Siding products in creative ways. She noted that this concrete/composite siding could be ordered in a variety of pre-applied colors, and could be utilized in many different patterns and orientations. She suggested that this material be the primary exterior material of the project as a way to cut costs.

Robert Duncan followed up on discussions regarding other ways to cut costs. He instructed Mr. Parker to e-mail the latest elevations, as well as cost estimates from Travis Construction, to all members of the ACC, requesting their response/suggestions to other cost cutting measures and requested a deadline of August 7, 2017 for their ideas and input.

The removal of the mansard roof was discussed. Would it be less expensive to leave this architectural element in place and re-roof with corrugated or metal seam materials? Bobby Kline offered to contact people he knew at Summit Yacht Club who had done something similar and obtain more information.

Once all feedback has been received and reviewed, Mr. Duncan will contact Ken O'Bryan to re-engage his services to provide new elevations that incorporate all cost-cutting measures that are agreed to at that time. He also stated that he would discuss terms of O'Bryan acting as the Project Manager. All were in agreement that this would be an absolute necessity and must be included in overall project costs.

NEXT MEETING DATES

ACC Teleconference Scheduled for August 23, 2017 at 6:00p.m.

ADJOURNMENT

The meeting was adjourned at 8:36p.m.