



Board of Directors Meeting
July 3, 2008
10 AM

I : Call to Order

The meeting was called to order by Ernie Filice at 10AM

II : Attendance

In attendance at the meeting was Ernie Filice (president), Brad Fretz (vice president), Jim Hammelman (Treasurer), Scott Hammond (manager), and Marty Schuma via telephone (vice president)

III Roof Repairs/Ice Melt Update:

Marty took the floor and gave an update. As of now the interior attic modifications other than insurance work is completed - including party wall capping, installing sheet rock in attics, removing insulation, re-routing vent fans, installing urethane and re-insulating. All of buildings 1-6 are completed except for the two "test units" that were done over the winter; the last 6 buildings are being insulated right now. The hold up is that the insulators are battling the heat, only being able to do one attic per day because it is too hot in the attics, even beginning at 5 am.

The delay in installing the ice melt system is damage to the roofs when the ice dams were removed. Most of the damage was shingle damage; however some flashing will need to be replaced along with some of the weather-seal. Roofers are in the process of submitting bids based on the insurance company findings/report. Frank Cikan and the Trinity engineers have prepared a report for walls and dormer roof transitions; they were reviewed by Marty and forwarded to the roofing companies for consideration in their bids.

Jim Hammelman asked about the overall plan - copulas will be placed on buildings 1,2, & 3 that will aid natural venting (no mechanical fans). Buildings 4-12 will not have copulas because of the limited attic space and will not have mechanical venting. Trinity engineers and Frank Cikan agree that mechanical venting in the attics would cause back pressure and draw moisture through the Corbond.

Regarding the ice melt system: Scott has the ice melt system installer wanting to begin on Monday after the holiday weekend with the electrical infrastructure. The gutter/downspout work should also begin after the holiday weekend. Extensive discussion followed including discussion of ice melt and roofing schedules. It was decided that no matter how the schedule worked out there needed to be a procedure to "bless" the roof repairs before adding the ice melt system. There was discussion of who would validate the roof repairs- Frank Cikan, Trinity engineers, or who? The board will discuss and work on this procedure.

Marty then mentioned that there may be some modifications to the ice melt system - for example switching out some eve panels on the dormers and using valley panels elsewhere instead. Additional valley panels would need to be added to the original system and may increase the cost of the system. Scott said there may be some modifications needed but he didn't feel that any of them should be subtractions from the system. He suggested that we talk with Mark Tetsen, the installer, and see what he says. Jim Hammelman added that he agreed that if anything we should be overly conservative, maybe speak with Colin from Trinity as well. It was decided that Ernie, Scott, Marty, & Mark Tetsen would meet on Monday and discuss a plan and allow Colin to comment and agree on the installation plan since the installation /repair teams would be working simultaneously. Agreement would also be needed on a plan for the building roll out sequence. It was decided that the best way to approach this was by putting the dollars aside and just coming up with the most effective plan and then solve for the dollar amount.

IV: Future SPC Issues:

Ernie noted that obviously this year's main focus are the roofs and ice melt system and that other infrastructure items are not at the forefront - but once these roof issues are put to bed there are other items that the board must look to, mainly curb appeal for the complex and building maintenance. The reason we are brining this up now is to get the owners to start thinking about our next projects. In order for the complex's real-estate values to be competitive in the market we need to look at Townhomes at Crail Ranch and Crail Creek Club Condominiums as the standards. These items would be addressed at a later time.

A: Easement - Ernie recapped that the east ingress/egress that Boyne is using, this is not an easement. We are being a "good neighbor" until the easement issue is settled. The original easement on the west end of the complex, between buildings 10 & 11 and the grey house, was abandoned. Alexander Homes recorded the new easement entering between buildings 7 & 10 and exiting between buildings 11 & 12. This easement is clouded because there were 31 recorded owners at the time of the easement filing and there was no vote taken of the owners. The board is working with Boyne for a solution.

V: Other Items

Scott mentioned that the pond is something that needs to be addressed. The association has purchased a fountain to aerate the pond, we are receiving input that certain chemicals cannot be used. The pond is a state water right that flows into the river and it is in fact illegal to use some chemicals in the pond. The pond is a nice feature of the complex and ideally will be a relatively maintenance free item once it is completed. It was handed over to the association in a 70% completed state. Urbani and Associates installed the pond and came out the other day and did quite a bit of maintenance on the pond. They provided us with an estimate to complete the pond including plants, fish, and an aeration system for \$5,900.00. There was discussion of about a second opinion on the pond, and it was agreed that we would seek one out for the sake of trying to get the pond finished and sustainable. Brad Fretz will work on this project.

VI: Adjournment

Ernie made a motion and Marty seconded it to adjourn the meeting at 11:00 am.