

# CRAIL CREEK CLUB

Board of Directors Meeting  
Wednesday, May 5<sup>th</sup>, 2022, 10:00 a.m.

## Meeting Minutes

### Attendance

Board members in attendance were Bryan Dige, Charon Warwick-Canning, Leif Johnson, Chuck Buker, and Ann Scheder-Bieschin; also in attendance was Patrick McGivern, representative for Azek products, and Maria Locker with Hammond Property Management.

### Stairwell and Decking Project

Patrick McGivern confirmed that the material in questions was class A which is not fireproof, but it will not stimulate a fire. Charon suggested French White Oak as the color for both stairwells and decks.

*Chuck made a motion to use French White Oak, Charon seconded, all were in favor, the motion passed unanimously.*

Charon said Ryan McDonald will be the best choice for the contractor. He is a local contractor and suggested to replace stairwells and decks on one building before moving on to the next one. If starting the project in June, he believes to be able to finish 4 complete buildings before start of the winter season. The other 4 buildings will be completed the following summer. He estimates about 5 weeks per building start to finish.

*Chuck made a motion to choose Ryan McDonald as the contractor, Charon seconded, all were in favor, the motion passed unanimously.*

Chuck and Ann raised the question of finances. The total project cost for stairways and decks will be around \$850,000.00, the HOA does not have these funds available but is relying on the membership to vote on another special assessment to complete the project. To mitigate the risk of the membership not voting on another special assessment, the project could be split into doing only stairwells this year and approaching the decks as a separate project the following year. Charon pointed out that two-bedroom owners would not see any benefit of the special assessments if only stairwells were addressed this year. The board agreed to complete stairwells and decks on four buildings this summer.

Rockwork will pose a challenge, if there is damage to the rockwork, the exact product is not available anymore. Single stones can be replaced with a similar product that will blend in, but over a bigger area it will not match adequately.

With the change in materials and colors for the project, and adding decks to the scope of work, BSOA approval will be needed. Maria will work on this process. Ryan Welch, field rep for HPM, will oversee the project. Charon also mentioned that McDonald quoted a price around \$300.00 if any of the three-bedroom units wanted to extend their privacy wall by two feet. Owners will be consulted for this decision.

### Governing Documents

Chuck explained the process of approving the governing documents:

1. Board approval of the documents
2. Circulate document amongst owners
3. Hold a meeting to vote on going forward with the documents
4. Recirculate documents
5. At least 30 days' notice will need to be given to call a meeting to vote on approval of the new document.

Charon would like better clarification between common and limited common elements. Chuck said the documents read "the association shall maintain and keep in good repair the general common elements and limited common elements of the condominiums association", the HOA is financially responsible for repairs and replacements. He stated he was very comfortable with the language. Charon mentioned that only two buildings are equipped with a fire suppression system. They are classified as limited common elements which means all homeowners are paying for it. According to her it adds \$109.00 to the quarterly dues per owner. She believes that this should be a homeowner responsibility. Leif believes the current document is a fluid document and should be circulated to the ownership for more feedback which will help address potential issues.

*Ann made a motion to send out the governing documents as is to the owners for feedback and to start the process as clarified. Bryan seconded. All were in favor, the motion passed unanimously.*

*Discussion: Chuck said to give owners four weeks from when HPM sends out the documents. Per current bylaws owners need to be notified by regular mail, but it is suggested to send out electronically as well. Documents will be sent out as soon as the attorney can provide a PDF copy to Hammond's office.*

Charon will include this information in the next newsletter. She will also send out information to the board regarding 911 compliant address plaques.

The meeting was adjourned at 11:08 a.m.