

Crail Creek Condo HOA
Board Meeting
Draft Minutes
7 October 2022

Meeting began at 3:05pm

Present were Board members Chuck Buker, Charon Warwick-, Leif Johnson, Bryan Dige, Ann Scheder-Bieschin and Guests Dave Saenz of Montana Construction Management and his business partner, Jim

Chuck presented the proposed Annual Budget to be presented at the Annual Meeting. Ann moved to approve, Bryan seconded. Budget approved.

The contract for Montana Construction Management was briefly discussed. There are a few adjustments to be made and Chuck will finish the negotiations. Inspections by MCM will have a two hour minimum. No vote was taken.

Charon stressed that communications with contractor Ryan McDonald should take place through MCM.

Charon gave a synopsis of her observations of the current status of the stair and deck project and the communications issues.

Dave reported on MCM's observations from the past two weeks. In addition to the onsite work, Dave noted that the contract and the engineering drawings which don't "really jibe" and that is part of what they are trying to unwind. Stressed that some communications have been done "in the verbal domain" and future communications should be in writing. Things need to be defined which are currently not defined in the contract. They are trying to create a "snapshot" of what the current status is.

- Status of stairs done - 68-74, 85-91, 142-148. Punch items to finish up on these, although fewer on 68-74. 123-129 some planking has been put on but there is discussion on how to handle the skirting. 106-110 had to have siding removed due to mold. 44-50 is next on the list
- Decks - 136 - 148 - completed except for privacy walls and a few "punch items". Deck 62 - still needs to finish inspection on substructure before continuing work.
- Patrick our Azek Rep had said he would "gift" the stair materials for the set of stairs that are being switched from Trex to Azek 123- 129) Need to find out if we are getting the fascia (for risers and skirting) as well as the decking. Currently there is cedar siding which is not in the drawings or in the contract. Ryan McDonald sent a quote for doing that set of stairs for about \$15,000. MCM thinks it is about twice the price of what it "should" be. The cedar is long-lasting and could be painted to match the sides for now, as it would be hard to get someone to come in and do it now. Also, there is a question on

the quote about why we would be charged for materials, as we should have materials from the stairs that could not be done, due to being concrete substructure. Discussed keeping cedar there and placing fascia below the flashing. MCM will investigate possible solutions for that set of stairs that are at a reasonable price.

- Timing of project - There is a concern about working past Thanksgiving. Incentive is to fix the open items and have a good stopping point. Finish up the stairs and then the punch list items. Discussion of completing stairs of 44-50 before the punch list and how to incentivize Ryan to complete the punch list.
- Jim shared the punch list - biggest job is to fix the stairs in which the risers are in the wrong position 85-91 and 142-148. Could be a materials issue. Discussion of what positions might be taken by Ryan as the riser position was not defined in the drawing or contract.
- Dave spoke about putting a dollar value to what the value of the punch list items are and pay him for what he has done, but withholding the value of the punch list items until they're done and pay him what is due to him.
 - Discussion on privacy walls being installed this year or not. Ann encouraged that the privacy fences be done, especially for the three bedroom units to provide definition between the hot tubs.
 - Stairs at 44-52 could be a safety issue according to Charon.
 - Priorities should be set: Finish stairs currently being worked on, punch list, finish open decks and then privacy walls (which are integrated into the deck).
- Dave asked for two weeks to go through this with Ryan and come back with a status update. Dave and Jim will start managing the inventory.
- Dave spoke about managing the inventory on site and checking anything that is at Kenyon Noble. Charon states that the privacy walls will be sent to Kenyon Noble, according to TimberTech. Dave will ask Ryan about any bills of material.

Dave stressed that the HOA might need to spend more money as the drawings of the stairs and of the decks and privacy wall were not accurate, or missing, so it is hard to hold a contractor to something that was not well defined. Dave questioned what the scope of work was versus the budget. Chuck stated that the projections that last year's board made was more than enough to cover this project, although it is being approved each year.

The meeting was ended at 5:10 pm

After this meeting, a vote was taken by email on October 12th to approve the contract hiring Montana Construction Management. It passed unanimously.