

Crail Creek Informational Meeting
Monday, March 28th, 2022, at 9:00 a.m. MDT

Meeting Minutes

Attendance

In attendance were Charon Warwick-Canning, Leif Johnson, Bryan Dige, Chuck Buker, Joe Cahalan, Monica Hauk, Mark Schauer, Rex Dollinger; in attendance for HPM were Ryan Welch, Scott Hammond, and Maria Locker

Discussion

Charon brought up the idea of starting a website for the HOA, the domain name Crail Creek Club Condos is available in fairly inexpensive. It could be a place for owners to reach out to other owners, post updates, etc. She stated that it would be an easy way for owners to access information and stay updated. Monica Hauk said that her daughter lives in an HOA that uses an app for an online neighborhood forum which is very easy to use and helpful. Monica stated that it would be a great feature for notifications to be sent anytime something new is posted on the website.

Monica Hauk inquired about the timeline for the stairwell project. Charon said the timeline was tentative but will go in order starting with units 43/49, it will take about 10 to 14 days for each stairwell to be completed.

Charon reported parking issues and garage doors left open in some rental units. She stressed the importance of keeping garage doors closed to avoid frozen pipes and to not attract bears to the campus. She suggested to post campus rules and regulations very visibly in all rental units.

Chuck Buker said that a Reserve Study committee was created to have a better plan for future capital improvement projects. Maria received one estimate for a professional study, she is waiting on a second one for comparison and will distribute to the board. The updating of the Governing Documents is another ongoing board project, a proposed document will be shared with owners shortly. He said that one lawyer recommended to not have parking addressed in the declarations, but have the board draw up special rules and regulations addressing this issue. The approval of new governing documents is a two-step process. In a first meeting, the membership needs to vote on wanting to change the bylaws, after 30 days a second meeting will be held to vote on the new documents.

Charon gave an update on the standings of the stairwell project. She has been talking to numerous contractors, comparing prices and contracts. She has received 4 estimates and found two contractor that were willing to do the project in two phases. She has also done a lot of research on different decking materials that are available and suggested to use a Timber Tech Azak product. They have been on the market for a long time and have very high ratings, one of their lines has an A fire rating, and are virtually maintenance free. She thought that going with a lighter greyish color will give the campus a more updated look, the material rep would provide material for free to redo the one completed stairwell, that was done in different materials and darker color last year. On the 3-bedroom condos, the upper deck will be replaced with the same material, the log railing will be replaced with a metal railing, the top covered with the same product. Log rails are very expensive to replace and very high maintenance. Charon does not have finalized bids from contractors but said she will have some numbers soon. A decision will have to be made shortly thereafter, prices for materials are already going up, and contractors are filling up their schedule.

There is one concrete stairwell on campus, the contractor will have to do investigative work to come up with a plan on how to resurface them. Most likely a wooden frame will be applied to the concrete to then install the decking material. Ryan said that using tiles on the stairwells is not recommended by HPM. Tile is very slick when wet, with roof shoveling and ice falling off the roof there is a high possibility of tiles breaking.

Scott thanked Charon and the board for all the work they have put into this project. Secondly, he said that anytime you can move to a lower or almost no maintenance material, it is the preferred option.

Charon will get the two final estimates by the end of this week and then share with the board. A decision will need to be made soon to secure pricing and availability of contractors.

Maria will send a link to the informational meeting with Patrick, Timber Tech representative to all board members, and anybody else that would like access to it.