

# CRAIL CREEK CLUB (CCC)

Open Board of Directors Meeting  
Monday, February 20, 2023 at 9:30 a.m. MST

## Meeting Minutes

### Attendance

Board members in attendance were Chuck Buker (CB), Kathy Schauer (KS), Charon Warwick-Canning (CW-C), Bruce Pallante (BP), and Max Scheder-Bieschin (MS-B), owners in attendance were Jeff and Annie Thompson, Larry Karban, Steve Atkins, Irena Sniecinski, Joe Callahan, Nicole Parry, Cami and Kirk Weber, and Monica Hauk. For Hammond Property Management (HPM) in attendance were Scott Hammond (SH) and Maria Locker (ML)

### Approval January 16<sup>th</sup>, 2023 board meeting minutes

*BP made motion to approve the minutes of the January 16<sup>th</sup>, 2023 board meeting previously circulated. KS seconded and the motion passed 5-0.*

### Roof Discussion

SH gave an overview of the roof situation:

- Currently about 10 units are leaking
- Roof leaks are caused by heat loss which will cause ice dams. Water will pool above these ice dams and penetrate the unit
- Heat tape is installed on roofs, ice dams form above the heat tapes
- Potential Solutions
  - Short-term – proactive roof shoveling
  - Medium-term – improve heat tape system, hire an engineering firm to assess the situation and propose solutions, pursue potential warranty from contractor
  - Long term – new cold roofs
- Gutter system upgrade to avoid ice buildup in courtyard
- In 2016 an engineering firm was hired to conduct a roof study with recommendations. Recommended was replacing the roof with a cold roof and reinstall heat tape in gutters and down spouts.
- HOA insurance covers repairs from leaking roofs, deductible is \$5,000.00, each leak is treated as an individual claim and usually don't reach the deductible. Owners are encouraged to file claims with their personal insurance as well
- Owner question:
  - Would cold roofs eliminate leaking? In SH opinion it would eliminate leaking.
  - Is shoveling expense budgeted for? CB said there was a line item but roof shoveling this year will exceed the budget.
  - How was the decision made to install the current roof system? SH said this was discussed at annual meetings over several years, ultimately it was voted on by the membership, it was mostly a financial decision as cold roofs are quite a bit more expensive.

### Deck and Stair Project

The board has a contract proposal from one contractor to finish the project. Legal counsel was engaged to review. Financially the project is still on track, special assessment will still be imposed in 2024 as originally planned. If this contractor is engaged, work will start mid-April or as soon as weather permits. Log railings on upper deck on 3-bedroom units are old and may pose a safety hazard in some units. Unit owner #74 raised a concern and was subsequently contacted by Bruce. A temporary fix is scheduled by Hammond as soon as weather permits. KS stated the board is working diligently but also trying to be prudent in the decision making.

**Emergency Access Policy**

*A motion was made to approve the Emergency Access Policy as shared by Bruce. All were in favor and the motion passed 5-0.*