

## **CRAIL CREEK CLUB (CCC)**

Board of Directors Meeting

Tuesday, July 11th, 2023, at 10:00 a.m. MST

### **Meeting Minutes**

#### **Attendance**

Board members in attendance were Chuck Buker (CB), Kathy Schauer (KS), Bruce Pallante (BP), and Max Scheder-Bieschin (MS-B). Charon Warwick-Canning (CW-C) respectfully excused herself in advance. Joining the Board was Todd Rossier (TR), representative to CCC regarding the stair/deck project.

#### **Clarifying authority to approve change orders**

For purposes of allowing for timely decisions on the stair/deck project, the Board discussed what would be appropriate for CB and/or MS-B to be able to approve without seeking broader Board approval. It was moved that CB or MS-B have the authority to approved up to \$25K per proposed change order (PCO) with a cumulative limit of \$100K. Upon reaching \$100K, the Board would need to discuss and re-authorize selected Board members of futher PCO's. CB and MS-B would continue to call special Board meetings and share email updates to keep the Board informed.

#### **Discussion of PCO's**

TR led a discussion on the current PCO's in front of the Board. The Board and TR exchanged views and ideas. Attached is a listing of the PCO's reviewed which includes a summary column on the decisions unanimously taken by the Board.

The Board thanked TR for his good work and presentation.

Respectfully submitted,

Max Scheder-Bieschin

#### **Attachment**

PCO matrix as updated by TR during the call.

Crail Creek Condos

**Potential Change Order Log**

Updated: 7/13/2023

PCO #	Description	Status	BIC	Submitted Amount	Proposed Amount	Approved Amount	TR Notes 7/10/23	Notes 7/11/23
0	<b>Executed Contract Amount</b>					\$ 1,228,076.67	\$ 1,227,433.07	
1	Existing Material Credit Reconciliation	Open	Todd	\$ 17,572.15	TBD		Use grooved material at lower decks for units 68 & 85. Team to see if we can restock with Kenyon or use on other decks.	Create mockup with grooved boards for HOA to review
2	Relocate electric boxes at privacy screens	Approved	NA	\$ 5,600.00	\$ 2,800.00	\$ 2,800.00	Todd to confirm there are only 2 boxes and this should be final per LS proposal.	
3	Material upgrade to Azek siding	Approved	NA	\$ 38,322.31	\$ 38,322.31	\$ 38,322.31	No exception taken. Pricing matches original proposal.	
4	Existing privacy screen material retrofit	Approved	NA	\$ 10,790.00	\$ 5,000.00	\$ 5,000.00	This is a change from the original design, but the added scope is minor. There is likely a headache factor in this pricing. I suggested a wash, and LS said they would only come down to \$5,000.	
5	Additional screws and plugs	Open	Brian	\$ 4,000.00	\$ 4,000.00		Brian to provide backup to support pricing amount.	
6	Privacy screen post modifications	Open	Brian	\$ 3,780.00	TBD		Brian to follow-up with all missing parts and pieces prior to revising his pricing.	
7	Paint exterior wall at lower decks	Approved	NA	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	No exception taken, as long as scope is written to include washing the exterior wall prior to paint and painting complete wall from deck to bottom horizontal batten (approx. 2'). We will need to follow-up w/ LS to confirm they have the correct color.	
8	Unit 154, 136, 62 - Replace walls	Approved	NA	\$ 38,680.58	\$ 34,185.43	\$ 34,185.43	Proposed amount uses pricing from the original proposal to justify added costs. Refer to Part 2 unit 154, which states \$9k for replacement of bench. Then add the Azek material upcharge to equate to this amount.	
9	Replace balcony soffits (16 units)	Open	HOA	\$ 92,800.00	TBD		We may want to have another contractor price this work. If we go synthetic material, LS is around \$150k. At the end of the day, LS is partially at fault for damaging the soffits due to tools, feet, etc, so they should help cover this cost.	
10	DCI hot tub support beam (only 8 units)	Open	Brian	\$ 49,750.00	TBD		We have direction from DCI for one configuration, which is what this pricing is based on. Not all decks may require additional work, so it will be reviewed per unit. LS to revise pricing or confirm landscaping repairs are included.	
11	Unit 38 - DCI hot tub support beam only	Approved	NA	\$ 6,218.75	\$ 6,218.75	\$ 6,218.75	Cost for Unit 38 only to keep moving forward	
12	Unit 38 - Exterior Siding Replacement	Unsubmitted	Brian	TBD				Have LS price replacement of siding above bench seating
13	Unit 154 - DCI hot tub support beam rework	Unsubmitted	Brian	TBD				
14	Unit 74 - Replace (1) post	Unsubmitted	Brian	TBD				
15	Unit 44 - Replace (1) post and glulam	Unsubmitted	Brian	TBD				
16	Material Allocation Tracking	Unsubmitted	Brian	TBD				
				\$ 274,713.79	\$ 97,726.49	\$ 93,726.49		
<b>Revised Contract Amount</b>						<b>\$ 1,321,803.16</b>		

