

Board Meeting Minutes
June 7, 2007

Call to Order

A special meeting of the Board, requested by Sam Giamarvo, was called to order by Swede Murphy at 6:00 PM at the pond area. Other Board members present were Bob Jones, Susie Nulty, Sam Giamarvo and Charon Nelson. Homeowners and Robert Smith of Courtney and Courtney also attended.

Homeowners indicated at the last informational meeting regarding the exterior renovation, that the raised panel garage doors were preferred. It was moved by Sam and seconded by Jerry Brunning that the resolutions be amended to reflect this change.

Sam addressed issues of concern regarding the exterior restoration project:

- 1) Bart Rafferty submitted a clarified bid describing the decision to caulk or replace boards. (see attachment)
- 2) The \$450 figure was removed from the original bid. Garage doors will be primed and painted but the wood doors will not be restored like the siding. Sherwin Williams is providing a 10 year warranty and Rafferty Construction is also providing a 10 year warranty for all labor and material provided Sherwin Williams will sign off on each building as it is completed; they will inspect the wood twice a year for maintenance issues.
- 3) Shrubs and trees need to be trimmed 6 inches from all wood surfaces and maintained over the warranty period of 10 years. JTB and Bart Rafferty assessed the complex with Sam and Susie. The estimate of approximately \$2600 for trimming was agreed to be taken from the contingency fund rather than included in the assessment for the exterior renovation.
- 4) Shrubs and plants will be covered with tarps during the work but homeowners should protect and/or move plants from being crushed if they are concerned about them. Susie will communicate with Rafferty, JTB and homeowners to allow for coordination of the work to be done, watering schedules and homeowner needs.
- 5) The association is not able to obtain a loan. If a homeowner does not pay assessments in a timely manner, a lien will be placed on the property. Financial issues will be further addressed at the assessment meeting.
- 6) Rafferty said a performance bond could be obtained for \$25000.00 but that cost would be passed on to homeowners in the bid. Swede suggested that bids he had obtained were \$9000-12000 for guaranteeing the work would be completed. The 3 bids, including Rafferty, will be presented at the assessment meeting.
- 7) Watering will be reduced during work to ensure drying of the wood/paint. The plan is to water late at night.
- 8) The paint committee presented four choices after consulting with designers and colorists. Three choices included stone with the recommendation that it go 2/3 to 3/4 up the sides of the garages to tie the buildings together. The fourth choice was for wood restoration only. The professionals consulted

remarked that the roof color we currently have is the most popular choice. Those in attendance voted for their choices so that two options may be presented for the official vote at the assessment meeting.

Adjournment

Bob moved to adjourn the meeting, Charon seconded and the meeting was adjourned at 6:43 PM. The assessment meeting will be held at the Broadmoor Church 6:30PM on June 21, 2007. Please contact the co-chairmen, Sam Giamarvo and Jerry Brunning with questions and concerns.

Respectfully submitted,

Charon Nelson