

August 26, 2024
Call to order 6:33

SUMMARIES AND ACTION ITEMS

Financials:

- Jim and Curtis to review Tyler's revision to the draft for the community notice about the transfer for the water losses

Open Forum

- Carol to submit architectural requests for converting fireplace to electric and to have deck diverter installed to board for approval
- Juan to check with Steadfast on the trailer parked across from buildings 8 and 9 to verify that it's being used for active jobs
- Juan to follow up with Andrea about the upstairs neighbor who installed a hardware floor
- Board to discuss drainage issues pertaining to Joyce's situation with 12-101 and Juan will keep her updated

Stein Claim

- Juan reaching out to them to propose new dates to meet

Building 4 panel replacement

- WSFP as replacement for AAA pending bid
- AAA still do do sprinkler heads and drum replacements in 6 units

Window and Door replacement

- Curtis (and optionally Kris) to review before approval

Water Losses

- H2O Away is standby replacement to Cascade to handle any emergencies
- NW for off-hours emergencies

Landscape

- Juan to continue to follow up with Dan for scheduling a walkthrough
- Trimming street parking: Bid is too high, Juan to push back on Dan for bid for an hour with line trimming
- Backup is to have NW do it at their hourly rate
- Lawyer looked at contract for potential liability for the overmulching. If we were to take action we would have to prove it pretty explicitly (and would lose their service). Juan to look up and provide last scheduled service before the flood incident
- Curtis to schedule a walkthrough with Plant Amnesty for free consultation. Prof and Tyler to join.

Pressure Washing and Garbage Enclosure Painting/Repairs

- Approved to have Steadfast do it with \$20k cap, and would need approval for anything over
- Juan to provide Steadfast with the detailed list from the walkthrough, plus a general list for the other side of the complex.
- Board to discuss the idea of having our own pressure washer at next Rules review meeting

Drain Cleanout

- Curtis gave update on how we've handled this in the past and why they moved away from regular maintenance cleanouts
- Tabling this discussion and deal with drain cleanouts on an incident basis in the meantime

Seal Coat Bid

- Push this off 7 months, have steadfast paint curbs and ask about replacing damaged wheel stops

Rules Update

- Next. meeting on 9/24 at 6:30pm
- Tyler send out cleaned version for review, Prof can start patch notes doc to track changes

Next meeting for 9/30

Adjourned at 8:21

FULL NOTES

Financials: see agenda

- Danielle went over Cascade settlement based on insurance adjuster claim, saves us about 8%, need approval to pay before Aug 30 (board approves)
- Isaiah working with electrician to get preventative measures in estimates for the phase 2 change orders (units with garages), hopefully this week.
- Community notice draft. Confirm if Tyler's version is final draft. Curtist and Jim need to review.

Open Forum

- Carol asks about process of converting her fireplace to electric. Should submit architectural request then get board review.
- Carol asks about the Steadfast trailer, wants to know what they are using the trailer for. Juan says we can ask Isaiah to move it if it's idle, but if it's for active jobs we should still use it.

- Carol asked Isaiah putting the deck diverters that were left off the balconies, how to get that taken care of? Juan says to if she's going to cover it then to discuss directly with Isaiah have him make a proposal then board can approve
- Joyce from 12-101 with sewage backup issues. Area where pipes meet into common pipe, so outside of homeowner jurisdiction. Curtis asks where exactly it's located (if it's in the street), Joyce doesn't know. Juan brings up that this would involve a reengineering of the line, meanwhile educate residents and recurring maintenance to cover the meantime. ACTION: To discuss more offline and Juan will keep her updated
- Andrea, someone in her building put hardware floor, checking on what's going on there. Juan said it's still in progress. Has owner in system and can issue violation, he's got Andrea's contact information for follow-up

Old Business

Stein Claim

- meeting tomorrow 8/27 at 6, might not work for everyone. Isn't time sensitive so let's find another date (and what exactly they wanted to talk about)

Building 4 panel replacement

- WSFP as replacement for AAA, pending bid
- AAA still trying to get into 6 units to do painted sprinkler heads and drum needs to be replaced, but notification was like a week
- No action needed

Window and Door replacement

- Kris/Curtis was still to review
- no active requests so no time pressure

Water Losses

- H2O Away is standby replacement to Cascade to handle any emergencies
- NW for off-hours emergencies

Landscape

- Dan was unreachable for walk-through
- Street parking cleanout bids, do we want to do this for garage sale or pass on. Curtis doesn't feel like this should even be something worth bidding, why is it so high? Curtis thought it was part of the contract. Juan will have to look, he thought it was outside of scope. Tyler agrees it seemed really high. Juan suggests have NW come out and give an hourly cap to line trim, Curtis asks why NW and not our landscaping? Juan says they will just push back.
 - Action: table until Juan gets a response from Dan.
- Irrigation check requested from Dan, Juan doesn't think he's addressed it yet, asked if anyone has seen a change. Curtis: Another disappointment in the landscaper, why isn't that happening? Tyler: can we get info on what time these things are supposed to happen? Juan will put more pressure on Dan

- overmulch/run off, lawyer is looking at contract to see if there can be any liability on landscape is, if we want to sue for breach of contract will have to prove it pretty explicitly. Would definitely lose their service. Lawyer will provide better info when Juan provides last service schedule related to flooding event
- Curtis proposed having plant amnesty come and do a free consultation. ACTION: Curtis to schedule, Tyler and Prof would like to be included on the walkaround

Pressure Washing/Painting

- Steadfast. Juan has specific list southern half for painting, plus trash enclosures needing prepares, at cap at 20k, general list for northern area. Would ask for approval if they need additional time
- Tyler brought up the idea of buying our own pressure washer. Might be nice to have for a community project or solicit volunteers with really specific instructions (so the public doesn't destroy things). ACTION ITEM: table for offline discussion or include in rules update

RSG

- study in process

Drainage Cleanouts

- Curtis pointed out that maintenance drain cleanouts in the past, but got away from them when finding out it was more about the tenants putting bad things down the drain. Letters out to community, did pro-active drain cleans, future backups would be split among the whole building. Seemed better after that but could just be coincidental.
- Juan: keeping it on the agenda to continue to discuss. Dealing with it as they come up instead of doing it as preventative

Seal Coat bids

- Kris: should we do this next year until money on the freeze repairs is recouped?
- Tyler: if we kick the can down the road it'll just get worse. It isn't looking like we are going to be doing any major drainage work, so not likely to need to tear up pavement
- Curtis asks what repaving costs to try and figure out if it would be more cost effective to just wait it out? Based on the prices offered. Can we put it off have Isaiah include painting curbs?
- Action item: push off 7 months, have steadfast paint curbs and ask about replacing wheel stops

Rules Update

- Jim: can we see a cleaned up version
- Action item: Tyler send out cleaned version for review, Prof can start patch notes doc to track changes

Next meeting
HOA Sept 30

Rules Jam Sept 24

adjurned 8:21

