

**Board meeting/Construction Meeting**

**November 19, 2020 at 4:30pm**

**Zoom/clubhouse**

In attendance: Alysia Privrat, Kay Hust, Christine Ballard, Betty Belden  
Adna Trnjanin KPS, Pamela Swearingen KPS, Steve Mejia KPS (via zoom) and Jonathan Shelter  
Building and Design

Meeting called to order: 4:30PM

**Shelter Building and Design Construction update:**

Electrician will be on site Nov 30<sup>th</sup>

New lights fixtures are in, electrician will be putting those in

Figuring out lollipop lights and what can be saved. Will also look at exposed conduit

Lighting at the end of the carports will also be included

5723F will need to provide access to electrician on Nov 30<sup>th</sup> 10am-noon.

All the fixtures have been supplied by owners

Painting will have to be delayed until Springtime or nicer/dryer weather.

Gutters – couple more downspouts needed 5725 and check on corax. There are some units with issues in the front of Alysia unit. We might need to reconfigure the downspout or drainage to make sure it's away from extensions/electrical.

5725A unit and 5729D unit will need reallocations.

Windows and doors' screen doors were received or taken off. 5727b, betty's unit, there was some water going through the deck, it was inspected, and it'll need repair on sliding doors. The other windows and doors are in.

Carol will be the only unit that will not have new windows doors. Eyestone also didn't want any new windows or doors.

5727B didn't get front window b/c it's right at the porch.

Some owners got some windows, but not all.

Siding – 5725 is done, 5727 is about 90% done; need to finish backdoor areas of 5729E unit, along side of the building on the second floor, and on the back of the building the middle in between two bedrooms where chimney chasings.

Everything on the front in the partitions. Carports are done except the caps.

5729 still needs to fix soffit, everything else is done but waiting for wingwall caps to finish. Unit F is mostly done, some storage areas in carports.

Most owners opted to have inside of their carports sided. It was about \$400-500 to side inside.

The man that was put in need to have handle on them, it's a bit time consuming/detailed sections that need to be addressed. Inside of the carports have little tasks.

Railings – retrofitting the old ones and painting them. 25 had most of them done, there's some in back that need to be finish. One railing was foot short, the railings are being delivered for 29. Most are delivered just need painting. They are installed quick. Will not pushed out.

Roofing – 5725 3 bedrooms done, 2 bedrooms lower deck currently worked on. Skylights need to be installed. Concerns regarding rain. The board wants to avoid windstorms and bad weather that can impact. Will need about 5-6 working days to finish 25.

5727 – no roof. We could potential start 27 on Dec 7<sup>th</sup>. About month to put roof on, so we'd be done with 5727 in January 15<sup>th</sup> including all details tie ins etc. There are holidays throughout affecting work weeks.

**List of items that will need to be pushed to springtime: April May**

Painting, due to cold weather cannot happen sooner

Roof vents/ducting from last project

Mold remediation

Signage

Pool House

Check with pool service if this will impact their opening and how

Flag holders

Carport lights – motion censored

Jonathan to give us price on what will cost to get the remaining 25 lights installed.

Motion censored carports were installed, additional were purchased and will be installed on all other units, will be installed for all units.

Discussion regarding previous project and explanation regarding mold remediation and vents which were not installed. The original build was poorly done which caused issues.

Steve: a lot of work was done in the week. When I was up on the roof today, I liked what I saw with the 1 metal inverters at the end of the gutters where they hit and don't hit the walls the 1 metals, awesome idea. I noticed few were missing. On 25. They should all inverters so if there isn't one they should put one **in**.

Send notice to owners Nov 30th all construction will get carport lights in the carports; all units will get lights just not that same week. Motion censored and birds cannot... in the carports. Plan is to put a 4<sup>th</sup> Ring cam on 5729F unit.

Kaski will put 5727C Ring in.

Alysia motion to accept Britney's resignation due to sale.

Second Betty

Motion carried.

**Adjourn the meeting 5:30pm**