

**BBC Construction Meeting**

**Board meeting**

**January 21, 2021**

**4:30PM**

Call to order 4:41pm

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

Began the meeting with construction update from Shelter Building and Design:

**Electrical**

5729 is left, need to cover romex and that's all

Some units had issues with lights not working – switches weren't working but they are being brought to our attention and we are having them taken care of

**Siding**

All the buildings are done, still need wall caps on 29. Waiting for handrails to be installed

**Paint**

25 needs touch up

**Gutters**

25 and 27 is done

29 is almost done, have some downspouts to install but fairly done

Carport deck showing some bubbling, it's sticky and it looks like an air bubble, its only on each side or if its from water. Should be inspected to see.

**Handrails – 25 is done**

27 mostly done, 5727 c needs big 290 rail, only one missing

29 started installing but need about 14 rails to go.

Painting of the handrails had to stop, it's too cold to be painting. They will have to continue painting once the weather is better. It needs to be over 40 degrees. Rather than trying to force it now and have it fall apart in a year, it's best to hold off

**Carport- stack all the rails into 5729b, so other people**

Adna to notify owners of 29, they should only expect to get 24 hour notice when they will restart. Owners can park in carports now, but they will lose access to their carport once they're able to go back to painting.

**Roof**

Missing bird spots on 27b back row of roof that needs to be ordered and installed. touch up paint on flashing on both 25 and 27 buildings

Numbers on the units are all back up already.

**Steve – I think we getting close to be able to punch list 25, except for painting. There is one vent that needs to be cut in before we do punch list.**

Alysia needs copies of the meeting mins to figure out the wish list versus the action items that need to take place. What is to be included in the contract vs stuff that's afterwards depending on the money. Need to make sure everyone is on the same page. Adna to send notes to Alysia and copy of the contract.

People need to understand that 70k doesn't change anyone's assessment, it's paying for the decking that owners are paying already. Its only to be paid for the by 13 owners that got the deck work done, it's separate from the regular assessment. It will be added to the loan but not divided amongst every owner. The 70k is only being added to the loan, but the owners getting deck work done will need to pay.

Board discussed the deck assessment loan again – the 70k that board would like to borrow is to pay the contractor for deck work since owners don't have cash on hand to pay it directly in lump sum, and the units will have to pay hoa back overtime. Rather than hoa taking cash at hand to pay for the decks and wait for owners to pay back, it makes more sense to borrow additional 70k than to give up money from operating or reserve to pay for it.

Motion to approve: 4/4

No opposed, motion carries.

Adjourn meeting 5:19pm.