

BBC Construction Meeting

Board meeting

April 29, 2021

4:30PM

Call to order 4:pm

In attendance: Alysia Privrat, Kay Hust, Christine Ballard, Betty Belden

Adna Trnjanin KPS, Julie Standard KPS, Steve Mejia KPS and Jonathan Butler-Shelter Building and Design

1. Electrical Finished
2. Roofing - all the pebble coating is done.
3. Siding – finished
4. Rails – fixed and done
5. Paint touch up is done, likely more touch will be needed
6. 5727 windows have been installed
7. Ramp at clubhouse is done
8. The railing on the ADA ramp but it was short a few sittings so there's tape around it but it will be finished before it can be used. 80% done at this point.
9. Sign board – roof was put on it, needs a few more details
10. Street sign – Jonathan with Shelter shared drawing with the board that architect provided. Board discussed if it should be concrete slab or other material. For maintenance and upkeep concrete works bc it can be pressure washed. The board is to decide on font and how to get the letters on the concrete. They can be etched in/poured onto the slab but fonts are limited. The other options are vinyl, metal, 3d letters that can be anchored.
11. The board agreed that the propose 14 ft concrete sign is too large, it needs to resemble the sign already out there so it should be about 3-4ft high sign, the posts and concrete should be about 6 ft tall.
12. Need to discuss with graphic designer best options for the community and size that wouldn't be as intimidating.
13. Roof vents – need to schedule the work, not a punch list item
14. Steps – walk through was scheduled last week. Need to send KPS/Adna list of units that need steps done and what their plans are. If they don't answer, they will have something built at their expense.
Options are: they can build themselves, Shelter can build it, or if they ignore it and HOA will have the work done at their expense.
15. Flag pole holders are up, owners can hang their flags.
16. NW Bank contacted Jonathan with Shelter to submit one final invoice rather than multiple inspections. However, Board wants a punch list done at the end before paying out retainage and final bill so they can't pay out to the contractor yet, and can't keep contractors current bill until after punch list items.

Punch list is ready to be scheduled – the signs should be up, steps need to be installed, 5727A windows

Best to do building by building – 5729 is ready to go.

Discussion regarding when punch list should be done. Steve and Jonathan to discuss the punch list scheduling.

5729 can be done towards the end of next week (May 6th).

Meeting adjourned 5:15pm

BBC Construction Meeting

Board meeting

April 12, 2021

4:45PM

Call to order 4:45pm

In attendance: Alysia Privrat, Kay Hust, Christine Ballard, Betty Belden
Adna Trnjanin KPS, Julie Standard KPS, Steve Mejia KPS and Jonathan Butler-Shelter Building and Design

Roofing needs adjacent vent and misc. coating

Siding finished

Handrails – paint needs to be fixed on % of them, weather dependent. One has peeling paint and needs to be stripped and painted. The others need to be fixed with second coat of paint.

Carols windows came in, slider is in btu windows needs to installed

Ramp for the clubhouse due to start this week

Sign in courtyard is painted, still have to install lights

Sign at entrance is still a question mark- work in progress

Roof venting needs to be scheduled, needs to block amount of time so owners know when to let people in

Steps- need to schedule walk through to check on the steps – do it before next meeting, April 22nd at 3pm – Alysia and Jonathan will walk through

Let 5719C know that they're looking at the deck on 22nd and will need access to take a look at it.

Paint – pool house is done, touch up on 25 needed.

Flag pole holders – all on except 25,27 and 29 buildings.

Payment – Shelter has not been paid the 70k, Jonathan will resubmit on the next billing, as soon as he is done with ADA access. That will be the last bill without retainage.

Once Shelter announces completion, HOA has to do a walk through, and if the punchlist is done then final payment is made for the retainage.

Deck assessment/charge –

Remove Molly Silva from the billing, paid at closing.

All other assessments are good to be billed.

When can we do our first walk through - probably in May.

First building needs pebble coating on the roof and has some handrail problems.

Adjourned 5:06pm

April 22nd step inspection at 3pm – board with Jonathan.

Next meeting 4/29 at 4:30 before annual meeting

BBC Construction Meeting

Board meeting

April 1, 2021

4:30PM

Call to order 4:35pm

In attendance: Alysia Privrat, Kay Hust, Christine Ballard, Betty Belden
Adna Trnjanin KPS, Julie Standard KPS, Steve Mejia KPS and Jonathan Butler-Shelter Building and Design

Electrical is finished, wires are all covered.

Roofing – need to finish misc. pebble coating in 25 and 27 and one unit has vent install left.

Siding is all finished, all pieces have been put back on

Handrails- there is still a % on 25 and 27 that need to be affixed and coated

Paint- finishing trim on 27 and 29, estimate completion date of April 9.

5727s windows to be done mid-April.

Ramp at the clubhouse – one solid ramp width of the doorway, will be starting soon. single ramp will be easier for bringing things in and out.

Sign in the courtyard needs to be painted and needs a roof. Needs to letter the signs and install it. might be able to do tile roof if we can get solar to attach to it.

Sign on the entrance is still waiting architect response; block lettering but no final look yet.

Roof venting: inspected most units, got enough information from the ones who did respond. Not sure how to proceed with scheduling to strictly focus.

Some attic have firewalls, but some don't have anything. It's partially communal. We may need to remove roof to be able to cut. Jonathan will need to make a list, some units have no vent hole at all and those with vent holes are not hooked up with ducting.

There are some units with some mold issues that HOA will need to address. There are dryer vents that were blowing into the units so it's caused some molding which will need to be addressed.

Try to schedule a mold contractor to come out and provide estimates and bids for the work that needs to be done in attics.

Timeline for addressing vent duct hook up – 6 weeks to start the hook up.

Steps – schedule a walk through to figure out who needs the steps done.

Walk through should be about 2 hours.

Flag pole holders – 5717 and 5719 are done, rest are remaining to do.

On the payment – took off 80k but 63k should have been take off. Need to adjust the payment on the next draw and need correction... the total bill was 138k, not 131k, and 80k was withheld due to change order but only 69k was billed by contractor. Jonathan will send add'l invoice to adjust or that increase.

Adjourn: 5:16pm

Board meeting April 12th at 4pm

Const meeting at 4:30pm

BBC Construction Meeting
Board meeting
March 18, 2021
5PM

Call to order 5:09pm

In attendance: Alysia Privat, Kay Hust, Christine Ballard, Betty Belden
Adna Trnjanin KPS and Jonathan Butler-Shelter Building and Design

OWNER NOTICE:

Send notice to owners that construction related questions should be sent to KPS.

Notice to owners that they need to submit modification request if they plan to do any exterior work.

Send a notice to owners about the loan increase and clearly state that the funds borrowed will not affect ALL owners, only those who have deck work done.

VENT INSPECTIONS Contractor needs to inspect the roof to 5717 to 5723, need to do roof vent inspections.
Inspections (all units expect 5725 and 5727) March 29, 30, 31st half hour intervals for access 9am -4pm,
owners to call KPS to let them know when they can get access – sign up for a time.

If there are no firewalls contractor might be able to access the entire stretch of attics at once rather than each individual.

Board members volunteer to open doors so if owner is ok with leaving key for access.

Depending on the inspection, we will schedule repairs for the venting at that time and plan a timeline for repairs.

ROOF AND GUTTER CLEANING:

Clarification on gutter/roof cleaning – Erika to send bid to board

BOARD MEETING AND CONST MEETING MINS: Send board meetings to board to approve for Jan and Feb.

DRAW REQUEST:

Alysia will approve Jonathan's draw and inspector. Adna will process the bill tomorrow.

Remove the change order amount from the request to avoid holding off the payment.

Deck assessments are either 3 bed or 2 bed.

Contractor report: Shelter Building and Design

1. **electrical cover wire missing 5729 and pool house needs light replaced.**
2. **pebble coating 25 and 27**
3. **siding-installing out flag holders**
4. **pool house should be done by 22nd- door panel new hinges, latches installed to keep people from being locked in**
5. **Colby to figure out lock/key on the pool building**
6. **handrails installed still need work mainly in 25 and 27 weather dependent-paint needed**
7. **-paint on front and side of 25 done, 27 needs back painted and trim, 29 no paint**
8. **-doors and windows to be installed in April**
9. **-ramp at clubhouse needs drawing**
10. **-courtyard sign in the works due 3/30**
11. **-front entrance door- need sketch from Eric**
12. **-deck on 5719B**

BBC Construction Meeting/ Board meeting

January 21, 2021

5PM

Call to order

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

ITEMS TO DICUSS

Scope of work for contractor

Timing of work/restarting

Loan

Modification requests

Alysia shared scope of work originally submitted. Jonathan did not have any questions on the work that is to be done.

The only items not included were signage at the front yard and entrance were the only items contractor voluntarily located. Also referred to as street and the map sign.

The other questions was the electrical changes that wasn't part of the 3 buildings. all three buildings were included, but what's separate is the lighting form the carport – the electrician and the fixtures.

The other items is 5729- added/swapped out wall packs – the end of the buildings lights. Contactor will need to partition out the cost and electrician with Kaski to determine what's included with the three buildings versus the other buildings

The list of items contractor had he shared with the board and it matched the work scope we received at agreement time;

- a. the difference was furnish dec tec membrane but it was not installing, so the price that was provided to owners was for labor not the materials.
- b. The pool house is not on the scope of work but it was always verbally discussed and contractor agrees.
- c. Furnish and install handrail upgrade to architect specs- not done yet
- d. The other item we don't; have is the roof vents for all other vents, which were verbally agreed on but were not on the contract
- e. The contractor is aware of the verbally discussed items such as pool house, cutting out roof vents, both signages on street and map, and agrees that they are part of the originally priced items.

Remaining to do:

Handrails

Painting

Pool house

Signage at front and yard

Roof vents

Flag holders – about \$5 per holder. Board will direct the contractor to where to hang the poles.

Items not in the contract:

ADA access to the clubhouse - required

Replace and rebuild back deck using Trex

Cabana/Shade at West end of pool – estimated cost 13,550 and would cover the whole pool.

Build dog run at 4' cyclone

Board inquired on option to refi with lower later and to include 70k, Adna is to check with Colleen to figure out these details and see if it's an option. even a slight drop of 1% in commercial would be helpful on overall term of the loan.

Adna mentioned she spoke w Colleen regarding the 70k already and they would need a budget/scope of work regarding the decks and the amount they need. Board would like to add ADA ramp to the clubhouse per ADA requirements.

Plan of contractor to restart the work: Board would like start date so that owners can plan accordingly. What is the best timeline – March 15th is ideal for the contractor but we just need to be mindful of the weather and making sure that it's possible. If sooner is option, contractor will notify board and request approval to start earlier.

It would be better to wait a little bit so that paint can dry properly than to do it in a rush and then in a few years deal with issues or peeling etc. **Board and contractor decide March 15th as (re)start date.**

Adna requested copies of warranties to have on file for the association in case anything comes up. from experience every now and then request will come in and we should be aware of the warranties of materials, products or labor. Jonathan will provide.

Board wanted to clarify that nothing is allowed to be hung from the gutters/building. Contractor suggested that gutters are sturdy that you could hang yourself from them and apparently some owners understood that they could hang stuff from the gutters/building which has been shared with other owners and could possibly cause major dominoes.

Executive session

Cherlyn requested that a light be placed on the back of the unit, the board is inclined to say no. Alysia will send email to the board from Molly regarding wait time for modification – as in will she have to wait until painting and all other items are done. 5719D had an issue with landscaper cutting his hose, Adna reached out to the landscaper and they are working it out at this time but no solution has been provided. If it was wrapped in shrub its not landscaper fault, the landscaper can not do it.

**Next meeting: Board meeting Tuesday 2/16 at 4pm, Adna will send agenda to board
Budget, loan refi update, modification request, board recruitment.**

Const meeting Thursday 3/18 at 4:30pm

Zoom or in person

Adna notify that contractor would like to restart March 15th, might be sooner but we will notify. Owner can park in carport during this time.

Adjourn: 6:20pm

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.

BBC Construction Meeting

Board meeting

December 22, 2020

4:30PM

Call to order 4:34pm

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

5725 – need to install pedestal outlets, unit a and f need one more 7 inch disk like motion sensor

5727 – electrical needs pedestals installed, needs 7-inch disk motion sensor light installed in A. The other unit (d) has enclosure/storage light, but if owner wants one installed, they can do it. The other light that's there doesn't work because the outlet doesn't work – haven't been using it so it needs to be inspected.

On the side of the house there are little hexagon things that wires were attached to, the wires weren't attached, but there are wires going straight down into the ground, owner not sure they're live wires. There was a box but wasn't put back. Contractor will remount the box.

5729 electrical needs all pedestals, talked to electrical about replacing wall pack on each side of the building. F needs a 7-inch disk motion sensor. Needs to run conduit for the sign, there are couple of misc. boxes that go out to the ac unit and need reattachment to the building, need to cover anything exposed in the walkway that wasn't already covered.

When they return to come back to finish these items, they will be back to caulk all the lights on the carports. They should be covering it sooner than springtime. Everyone will have to have the cars out.

Siding

25- 100% completed

27- need to do sliders, reattach any cable wires running along building, simply reattaching to ensure no issues arise.

Phone line box will be reattached, wall caps for A will be completed with the rails.

29 – misc caulking, minimal work. Cable wires need to be fastened/attached, wall caps on A and F units.

Paint

25- touch up in the spring
27 and 29 will be painted in the spring

Gutters

25- done
27- need to finish gutter on A, and unit B needs to replace downspout
29- unit D needs pipe ran out. Unit A needs downspouts to be finished, unit f deck needs downspout.

Handrails

25- all installed, except unit c, there is a right turn 90 degree that needed – this will be last item but will be done before jumping to 29. Railings were sent out to be painted, they were supposed to clean the metal and prime it but they didn't clean the steal off so the paint was coming off so we had to send it back and redo it. There are maybe 3 that were done by the painters so we may need to redo those in the spring.
27 – about 30%, just started today
29 – needs all the railings installed

Windows

25- Sticker removal, time consuming. Cleaning caulking off as well
27- A needs 2 sliders, waiting on the other slider to be delivered. Prefers to do both at the same time. Making a list of any minor issues or rescreen if damaged
29 – sticker removal and clean up

Roof

25- missing diverter on back of A that needs, ridge caps missing on back of B, waited on skylights so it delayed caps. One vent got missed for b so it will be added. Paint flashing and it'll be done
27 – almost done with upper roofs then need to tie into the ridge, about 75% done for overall
29 – done with the last phase

Entry way sign, board etc. it should have community layout of building numbers not owners; 8x10. Enclosed Board on one side, map on the other.

Spring punch list:

Painting
2 signs: entrance and white board
Pool building
Handrails that will require redoing: strip, paint, polish.
Steps – not ADA compliant and not attached to the building, need ramp and rail
Fan venting for roof on previous
Holders
Putting everything back after painting is done

Final inspection and punch list will be done in the spring when all the work is completed.

The other projects that are on the wish list are below but would need owner input:
Back deck of the clubhouse, Dog run, Cabana

Working schedule for the crew: Thursday Friday and weekend off for Xmas
Off on January 1st, not on Thurs 31st.

Board Meeting

Alysia motions to approve for the loan to be advanced to the HOA for remainder of the loan due to the springtime projects that need to be done but could interfere with the final draw deadline.

Christine seconds
All in favor, motion passes

KPS to update the fire extinguishers in the work order.
On call list for All American Landscaper, approved at previous meeting.

Hillside needs to be inspected, last time it was inspected was in 2014 so it's well behind.
Anonymously approved.

KPS to send notice to owners/residents that KPS maintenance will be out to turn water off on faucets, send residents notice ahead of time and if they won't be home, they can call for directions.

Amendments were received, 8 yes, 1 no so we need additional votes. Board will knock Pamela to send Alysia list of who voted so they know who to contact and remind to vote.

Eden – notice to clean up the carport

Next Construction meeting: January 7th at 4:30pm

Alysia adjourned meeting 5:24pm.

Construction/Board Meeting
December 3, 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 Butler-Shelter Building and Design

Meeting started: 4:30PM

Construction Update

Electrical

that face 25, wall pack on side of the building so there are two.

5727 electrical is done except lollipop lights.

5729 started, about 70% complete of all electrical, except the lollipop

Motion censored lights are being put in as well. There will be two motion censored lights on 3 bedrooms instead of the initial plan to have one motion and one always on.

Siding

5725 siding is done

27 is getting finished up. Only two shed doors on the carports left to do.

29 siding is done, just finishing up caulking

Wall caps/Chimney Caps

5725: the rest of the caps were delivered and will be installed tomorrow and Monday. Chimney caps were also delivered and will be installed

5727: need to finish 27D wall caps, the rest are all completed. Still need chimney caps on all units.

5729 A and D need wall caps. No chimney caps needed; all have already been installed.

Roofing

Working on unit C on the back and replaced skylight, it will be finished tomorrow. Tomorrow moving to lower skylights, so 5725 should be completed early next week.

5727 started on the skylights, only completed back of a couple of units.

5729 done with the last phase. The whole roof is done

Gutters

5725 is done

5727 working on the downspouts

5729 two down spouts to put in.

Carport that was waiting on per last meeting was sealed.

All windows and doors are installed except 5727D unit.

Due to COVID, the door is on back order and will take a while to arrive.

5729 has ugly lights on the side of the building that Kaski, electrician, will replace at next visit.

Handrails are due to come in early next week so they can begin installation. They are arriving pre-painted so it will be an easy install.

Shelter Building and Design submitted the change order for the decks and patios due to excess damage and expense to repair. The change order was submitted to match the bank records, so the loan pays for the deck repairs. The original plan was to pay for decks via operating account, but the charge was in error submitted to the bank which the bank questioned and asked for the board to approve.

Alysia motions to approve the change order of \$70460.00

Second: Kay

Motion carries

Meeting adjourned 5:08pm

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 30th
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 30th 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 7th. About month to put roof on, so we'd be done with 5727 in January 15th 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 l metal inverters at the end of the gutters where they hit and don't hit the walls the l 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 4th 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

**Construction Meeting
November 5 2020 at 4:45pm
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 started: 4:45PM

Owners to remove election/political signs down.

Originally finish date was to be nob 20th, we have pushed it to middle of December, or before xmas. This is specific to the major stuff – siding, roof carports, but painting may get pushed to spring/better weather.

Small punch list stuff will be later on; vents, pool house, and signs is later on.

Shelter Building and Design

5725 roofing has not improved much since last week got to ridge on 25e. had to replace some skylights, they were ordered and have arrived but need to be installed.

Not roofing on heavy rain days, so doing in on dryer or less rainy days. Skylights is the last thing we are waiting for to be completed.

Siding is done.

Paint is done.

27 – no roofing has been done, will wait to finish 25 first

Siding is still on completion date of next week, most of front is done, working on the back unit.

Carports are done.

29- does not have any roofing issues

ABC units are 100% done, d and e have a few panels done but carports mostly done, by next weekend will be towards the mostly done.

Cutting out the clubhouse,

Electrical 25 and 27 are done for the most part. Electrician will be back on 30th to finish rest of the buildings. Lollipop lights will get pedestal outlet if they're lit right now- means they are not rotten and can be converted. If there is a functional light, they will replace with outlet. If there is not light, then it means the electrical is rotten and they can't replace to outlet. Since a lot of owners prefer to have an outlet, contractor will convert, but will not fix or pull new electrical.

Every unit is getting a carport light unless they opt out. They're all motion sensitive.

An owner inquired about installed a rain light, board approves, it will be at owner expense.

Are all the downspouts and gutters done on 25- unit A has a run off and they need to tie off to that run off. There is another downspout that needs to be installed on E. other than that gutters and downspouts are done.

27- there are couple of gutters but not done

29- there were a lot done today but they are not completed

29a deck had a question mark on it but its been resolved. Before they close up they will check on it but significant rotting.

Railings are to be delivered, had measurements done and ordered them. They come painted, and Shelter is happy with they way they're arriving.

Items that are being pushed out are vents that need to be attached, it will be done but not a super priority. The sing at the front and white board, pool filter building will be pushed out. These are easily spring projects.

25A, foundation vent is out, Shelter will address it and build HOA separate from the construction work to avoid trying to schedule who, what, when

Motion to adjourn construction meeting 5:10pm, call executive session

All in favor, Motion carries

Next constructing meeting Nov 12th at 430pm.

**Construction Meeting
October 22, 2020 at 4:30pm
Zoom/clubhouse**

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

Meeting started: 4:36 PM

5725 tore off , started roofing on 25. About 60% done with the roof.

Decks are completely done rails are not up.

29a issues- there is still some more work to do on railing

There is a pan that needs to go in, and pipe and bath fan needs flexing, and once those are done then rest will be
When they stop at that point they tarp so it water tight and won't be left untouched.

There is a section of discolored roofing panels, not sure what it's from. Adna showed photo to jonathan and the board, but jonathan wasn't sure unless it's from being stored and sitting outside.

Rails are going up on some units.

25D is going up, the 3 bedrooms a and b.

C is done as well.

Electrical- Kaski is supposed to come out tomorrow, originally it was going to be nov 2nd but he will be out tomorrow and will be able to start on carports lights. We will try to get through the walkway light as carports lights. Most owners have light fixtures for their carports and exteriors –

Carports – 29 are done on the inside, mostly, and panels need to go up on upper parts. 3 bedrooms still left to do on 29. On 27 they're pretty much done and they're going around the other side of the building. 27 carports are not done inside. D is done, c is what's left to be done; mostly storage closet.

Siding – 25 is 100% sided, with couple of spots left.. 27 starting gable wall, east gable wall is done and they're working around the building. About 2-3 weeks. Same time we will be doing siding on 29, simultaneously.

Paint is starting Monday. Adna will need to send notices to remove items from the buildings about 6 feet so painting can begin. 25 is the only one that's ready to be painted.

No recent injuries, nothing else to report. Still looking for Nov 20th as the end date. Needs to cut in the vents and then lay the roofing but making progress.

Weather is dropping below 40 so there's concern about drying paint.



Meeting adjourned 4:56pm

Construction Meeting

October 8, 2020 at 4:30pm

Zoom/clubhouse

In attendance: Alysia Privrat, Kay Hust, Christine Ballard, Betty Belden

Adna Trnjanin KPS, Steve Mejia KPS, Pamela Swearingen KPS (via zoom) and Jonathan Shelter Building and Design

Meeting started: 4:33 PM

Both roofs are torn-off and dried in

Started on flashing and counter flashing. rest of roofing gets delivered tomorrow 10/9.

Mental flashing being installed, not completed install yet.

Went back to first building to finish siding. Took all crews to do roof tear off and now they're back to first building to finish siding.

Last meeting, we discuss painting and plan to start painting. It was 2 weeks from Monday 10/5, so in about week and a half (10/19) we expect painters to begin, weather dependent.

Joel scheduled to come trim out on 10/23 and 2nd. To install light fixtures and switches. Since it's getting dark earlier.

Are any lollipop lights surviving and bale to switch over to outlets. – saving that until the end when we can take them out and check. We haven't inspect that yet.

Steve- any plan on the exposed electrical wires?

Have to test which ones are good, if there are any good ones left, we will have to come up with something to cover them up with. A plastic conduit would work that you can install on the wall, or a metal one could be made if needed. It shouldn't be an issue. We just need to determine if they're actually good be covered.

80% of gutters are up. Some front gutters on 27 are done too.

One deck with issue has been partially addressed – waiting for rain to check, it's about 95% done but soffit is not completed.

Carports on 29 are all dried in, need some more papering to do on inner walls on the building. All the soffits are up on the interior. 2 bedrooms are done. The only part that's left is interior lower level.

All the panels are up but still need to do bats in there. Soffits need to be done first, once papering is done need to do exterior walls. Hopefully he will start tomorrow 10/9 and this weekend.

Han rails have been delivered, most all for 25 and 27 are here just need to be installed. There's a few return rails missing but most are here. Delivery came in yesterday for 3 bedrooms, and most for 2 bedrooms. There's some that haven't been cured yet – the painting is done offsite.

The news railings on will not be painted on site. Most of 25 is up and those will be painted on site by hand, and 27. Building 29 will be painted offsite.

The wear of the paint won't be affected - it's same paint, just done off property. Same paint will be used on all other railings.

Siding: most of 27 is papered, siding is up on first 3 carports, the end units. The sidewall needs to be done. There are more crew members now, but they were pulled to finish building 1 and will be returning back to continue with siding.

Roofing cut ins – are you cutting in vents as you go, or after roof goes on or?
The buildings we are on now that we are working on will be done as we go.

How will we determine if we need additional vents – some units never got properly vented?
Shelter will have to inspect the attics to see how many vents are in each unit to make sure that vents are installed as needed, not missed.

The Architect has been asked to work on the sign.

New guys need to be reminded to have their harness on, the older crew is good about it. He had the harness on the roof but was not wearing it.

Next meeting 10/22 4:30pm

Construction Meeting
September 22, 2020 at 4:30pm
Zoom/clubhouse

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

Meeting started: 4:30 PM

-Board authorized a new pool cover. Alysia made the decision since the pool needed a cover anyways.

Finishing on 5729, siding on 5725 (need estimate), tearing off the roof on 5725 was delayed due to rain in forecast. Will tear off rest of 5725 on Monday.

Roofing is ordered. Orders ship from California. Shipping is 72 hours, but with fires, things might be a bit more delayed.

Deck are completed but 5729A something happened with framing so had to revisit. Currently about 90% on the revisiting for this work, but delay is nearing completion.

5729F – need to put in more doors/slider

Electrical- Light fixtures on carport. Alysia will talk to Evan about the lights.

Painters-Want to get the paint on before the fixture is put on by electrical (about 3 weeks)

Question from homeowner about metal on the siding, but Johnathan states that is part of the siding.

Johnathan – offered to work on the weekend if the weather is good, especially since everyone's priority is getting the job done.

Steve (KPS) – showed a picture of a conduit pipe that is in front of everybody's entryway. Bldg 25 and 27 ok, but on Bldg. 29 the wires are exposed/insulation is cut. Only occurred on Bldg 29 A-F. Steve suggested a junction box to protect the wires. Johnathan suggested a small metal cover to protect the wires.

Christine – no questions

Pamela – no questions (taking notes)

Next meeting: Tuesday 10/6/2020 at 4:30 with Johnathan/Alysia walkthrough beforehand

**Construction Meeting
September 8, 2020 at 4:30pm
Zoom/clubhouse**

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

Meeting started: 4:30 PM

Jonathan with Shelter Building and Design gave a report

5729 - all decks need to be finalized

3 days left of framing to do, once framing is done, they will move on to siding, siding crew will be on 5727

One employee was out last week due to vertigo

Once framing is done they will move on to siding, siding crew will be on 5727

5725 back side is still left to be done and taking a little longer. There are a lot of details with weather proofing and it's not as speedy of a process of Jonathan would prefer.

Boots/saddles need to be installed, siding to be finished.

Gutter machine is here, due to start gutter install now. Original project had 6 ft downspouts and Jonathan asked for confirmation on whether they want to change to different gutters, but Board decided to stay with the same size as the original. Even though they don't need to be that large, there's also no benefit in making them smaller.

The trailer was broken into, but nothing was stolen. It hasn't been fixed yet so board is keeping an eye on the trailer but nothing in it is worthy of stealing.

Handrails for 5725 are here, but haven't been installed yet, will be primed now and installed, painted after install. Hand painting, not spraying them. It sticks better if it's rolled, and it's easier to put them on prepped and then paint.

Roofing crew has stopped bc of licensing issues but are due to start next week. Licensing issue was on the roofer's end. John advised them not to work until their license is in order and their insurance is set in case any issues arise/claims.

Electrical all buildings are wrapped in, as far as trim out, they were scheduled but was going to wait until paint. They would have to return to address the wall pops anyway, so no need to rush into it now

No damages from the windstorm, lots of debris/walnuts but no major issues/damages.

Jonathan hurt himself last week, has 3 stitches, an accident on an iron rod that Jonathan hit with his hand. It was an unfortunate accident, but the areas should have been cleaned around the units to avoid owner/resident

Steve asked when the plan is to install gutters – is it for the decks only?

Yeah, decks and everywhere else the work is done.

Alysia added that it's probably better to wait to install gutters last to avoid damages, rather than having to redo them due to damage.

New crew that was hired is doing a good job. They're making progress.

Alysia mentioned that vent that was discussed last time, and it needs to be relocated. Jonathan is also aware.

Tree work is on hold at the moment until construction project is done. Once completed they will be back to address the trees.

Side note, crew ran into some guys in a blue car without tags at 2PM. Cameras caught them but nothing on the car to ID – plates removed. We don't know what they were up to and one was dressed in construction gear, but nothing happened so hopefully they weren't casing the area.

Stan, Jason, Clubhouse, and Teri units have cameras on them as owners agreed.

Kaski should have returned a light fixture to Jonathan that was removed.

Next meeting: Sept 22, 4:30pm.

**Construction Meeting
August 27, 2020 at 4:30pm
Zoom/clubhouse**

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

Meeting started: 4:30 PM

Jonathan with Shelter gave construction update
Building 25 will be painted towards the end of the next month, Plan to start painting middle of the month.

Luiciano Brothers is the painting contractor that will handle the painting. Middle of September to begin painting.

Electrical work will be done by Kaskis on the carports.

No injuries, no issue with strangers using port a potty other than the one time. No other issues.

Steve concerned about building 25 corner, might need backer board instead of caulking but other than that team/crew is doing a great job. Just need more crew members.

Options to do a walk through on off weeks without the contractor. Alysia used to walk through on off weeks with Jonathan, but Jonathan would prefer to walk through on the same day.

Working every weekend but taking Labor Day off for a 3 day.

25B 4-inch duct will need to be relocated to the roof, instead of the eve.

Next meeting: Sept. 8th at 4:30pm

**Construction Meeting
August 13, 2020 at 430pm
Zoom/clubhouse**

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

Meeting started: 4:40 PM

Status update from contractor

Painted the rails on a couple of units 5725.

Hoping to be done, but there's a lot more rot on the building. It's a bit frustrating because it caused a delay and the building facing that side of the road see more dry rot issues.

Been working on the weekends, its been working well.

We don't work full days but trying to catch up.

Electrical scheduled for 5729, on the 1st of Sept.

Decks completed on 5727.

Framing will be done by the 1st.

Roof getting torn off next week on 5725, siding is almost done. At the point to start taking roof off and putting new one on. Trying to have it all done before moving on, including painting.

Roof tear off will start with 5725 and will keep moving. New crew will be brought in for the roofs. On 5729 we're still not done. We will start finishing the decks up.

5725A, roofs and paint are next but some siding to be wrapped up.

The truck got broken into. No significant volume of items missing or stolen and there have been no more trouble or issues. We find a few things missing as we move on, which is annoying in cases when we needed a tool but realize it's gone, but it's not a major issue.

All the decks should be done by September 1st.

On 5727 all decks should be done as of today.

Contractor waiting for the coils.

Contractor seems to be getting comfortable with the timeline, they will take precautions with decks, and roofs. They will likely need to do it in sections if there's heavy rains. November 20th is the goal for finishing the entire project, if all goes to plan.

Is there anything the HOA needs to be aware of, or board can assist with?

No, contractor is doing.

Steve

The fascia board that was sticking out Jonathan took care of it.

There is still some board sticking out

Corner regarding tear off, how to protect decks, and contractor decide to place plywood over the top to protect the decks.

Steve wouldn't recommend that contractor works this weekend, temperatures expected to reach 100F. if contractor works, try to do early morning and beat the heat.

Contractor to verify if he will be working Labor Day- likely take the 3 days off.

Pool will be closed so it's fair game to start whenever on pool house, but it's not a priority at this time.

Next meeting 8/27/20 - 4:30

Executive session meeting
Called meeting to order 5:02pm
Quorum 4/4

Mary Unruh and watering issue

Board will walk the area around the units to define common areas, tape off and mark up the area. The gate should be installed, water is shared so there needs to be a limit and a line in how owners utilize water and resources.

The board is concerned how this will escalate and that there will be more issues.

Carol has been instructed to put some p gravel and some bark to assist with her backyard issues.

Alysia hasn't reviewed the contractor bill yet but will tonight and finalize approval, Adna will get everything ready to roll so it's good to go to accounting for payment. No reason it wouldn't be approved but wants to make sure.

Kasky will be coming out on the 1st to add a 4th camera to get it hooked up, to put on the building across from Alysia's building.

Insurance had to be renewed to avoid policy lapse, but we did have someone reach out from Farmers to offer to put together a policy and board will review. We will wait for the offer from Farmers and see if they had a better deal.

Alysia mentioned that county won't likely move into phase to open the pool. Betty, kay and Alysia agreed via email, Christine noted in the meeting that it makes sense to keep hopes for pool to stay open. Alysia asked that Adna apply for inactive permit to be filed for this year.

Meeting adjourned: 5:24pm

Construction Meeting
July 27, 2020 at 430pm
Zoom/clubhouse

In attendance: Alysia Privrat, Kay Hust, Christine Ballard
Adna Trnjanin KPS, Steve Mejia, KPS and Jonathan Shelter Building and Design

Meeting started: 4:35PM

Jonathan start with an update on the construction:

A lot of siding on 5725 started, expecting to be done with siding first building by 7th. On the first two buildings, they ended up with 7 of the 13 decks done, and 3 of the 4 back decks, Some more work needed but at least membranes are done. There is welding and tightening up that needs to happen then the siding will go above it.

Framing they're stuck on it, they're starting back up. The two carports are almost done, building 5729 C/D. they're still working on those, small progress made since they were pulled off but they're going back.

A crew member had injured himself, not at work, but had to send him home. 9 guys one day a week, and 6-7 rest of the week.

Started the handrails, all the steel has showed up for that.

Electrician need to locate the cover for 29. Car charge has not been installed yet, the carport is not ready on Alysia's. no preference on which wall, it would be easiest on the shared war/more secure.

25 and 27 have electrical, not on 29. Decks need to be finished before they can wrap.
The soffit is done on the carports on 25, not on the other units.

There were carport on 25 partial 5 out of 13 done.

Due to heat they'd like to start at 7:30, and out at 4. Heatwave is about to hit, so hot weather and could be dangerous. Everything over 90 is considered, if there's no shade, or on the roof/ladders, they should avoid being out. In the shade it's not a big deal, but dry heat causes dehydration.

As much as we like to get this done, we don't want to see someone hurt, Contractors to check with WA state law and check on heat wave laws.

Alysia clarified that it's better to start earlier and be safe, make sure no one falls off the ladder due to heart exhaustion or stroke. Try to move crew to less exposed areas in the

Christine, in the grand scheme of things, are we still on track, behind or ahead.

We are still behind, but we are not sinking back behind.

Alysia asked if the contractor had caught up since the shutdown.

Contractor: no, not really, trying to keep everything rolling. There's going to be a time when everything will catch up and be good but not right now.

Steve: for the number of guys there are, contractor is doing a good job and there's so much detail, even in just installing the siding, so you're doing a great job.

The soffit that was installed over the eaves, won't have padding, so it'd be good to install a couple of nails to keep it strong. Contractor stated that they need more than 2 nails in 8 inch.

The fascia board is popping, vertical trim piece should be cut so it can go flush, on 25.

The contractor is aware of that and did that since venting was exposed.

Window is going to be installed in the clubhouse tomorrow 7/28

Alysia would like to move back to Thursday, so Brihtanni can attend 8/13 at 4:30pm

Adjourned: 4:54pm

Construction Meeting
July 14, 2020 at 430pm
Zoom/clubhouse

In attendance: Alysia Privrat, Kay Hust, Betty Belden, Adna Trnjanin KPS, Steve Mejia, KPS and Jonathan Shelter Building and Design

Meeting started: 4:45pm

Window replacement approved for Vancouver Glass to complete the repair/replacements.

There was a lot of rot in the ? building.

The first building, 29 and 19, had dry rot. Even if leaving joists, contractor runs into problems right away.

Weather permitting process, all plywood has to go down.

Back decks are

We are doing soffits and carports 25A, 25C, they're working on B right now.

Contractor feels that he's about a month behind but has a good feeling about catching up and getting on track. Had one crew member let go, so unfortunately down a member, but still in a better position.

Any new issues that we didn't have previously - contractors did report any new issues besides what we've disused and seen over the life of project thus far.

Steve had a question about safety gear- need to make sure there are safety glasses, need to tie off, not sure if the crew members need masks.

Construction Meeting
June 29, 2020 at 430pm
Zoom/clubhouse

In attendance: Alysia Privrat, Christine Ballard, Kay Hust, Adna Trnjanin KPS, Steve Mejia, KPS and Jonathan Shelter Building and Design

Meeting start date: 4:30pm

Jonathan with Shelter Design reported that he has 3-4 new crew members that will be starting soon. Personal reference from other people. So, the crew members that are being trained are picking it up well.

In July we expect the unemployment benefits to run out and will start seeing interest hopefully.

On the 6th Joel is scheduled to come in, we will start on 25. On paperwork we look to be about 50% done, but beginning of July 4th will be about 3 months, and we anticipated about 6-month total. Technically, with shut down considered, we'd be about 50%. hopefully we have longer summer, dryer Fall would be.

Worst case scenario would be that we can't paint due to winter. We likely won't have to delay paint, will likely need to stick around work on vents. Its likely owners will be understanding of the situation, a lot of it is what it is and there isn't much we can do about it besides be patient and focus on getting it done.

Owners seem to be very understanding and besides little issue with parking, all has worked out well.

Crew members are back on site working, there were few injuries they've recovered from.

The sign on the curb, on the corner, there is a drawing of the complex, and new sign at the front, monument sign.

The calculations of the steel tubes

Signed off on the bill submission, check processed and received last week. Next bill is due July 9th.

Independence Day Weekend – Jonathan will let us know if he chooses to work July 3rd in observance. July 4th. HOA doesn't have any plans or work.

Meeting adjourned 4:58pm

Construction Meeting
June 16, 2020 at 4:30pm
Zoom/clubhouse

In attendance: Alysia Privrat, Christine Ballard, Betty Belden, Kay Hust, Adna Trnjanin KPS, Steve Mejia, KPS and Jonathan Shelter Building and Design

Meeting start date: 4:30pm

Pipe behind the clubhouse is corroded and causes leak, board will need to revisit this at the next board meeting.

Shelter anticipates that they will work on occasional weekends and sometimes until 7pm, will observe the quiet/business hours.

Adna to send notice to owners to take down items from walls, and remind them about extended construction hours.

Construction Meeting
June 2, 2020 at 4pm
Zoom/clubhouse

In attendance: Alysia, Christine, Adna, Steve and Jonathon

Meeting start date: 4:10pm

Jonathan gave an update on the roofing project.

Starting tomorrow, 6/3 we will have 7 crew members. Moving in right direction but not there yet.

Paper going up on first bldg. 25 in back starting sweeper system and deck.

Inspection with Cliff (architect), architect supervision team came out and signed progress off so far. Talked about scheduling couple of window tests in a few units. Putting windows in, couple more came in today.

We had someone shoot their finger with nail gun, not in the bone, mainly anxiety but he's ok. A crew member got vertigo but he's back today. The schedule is behind, but it can be made up, once we have more

We are about 8-9 weeks into project, September is creeping on us so trying to stay ahead of that. Just as long as can increase crew number we can make it up but Jonathan feels a little behind. Crew working full days.

Last week was rough, we have 5-6 guys but then they don't show up. Jonathan has ads up but needs skilled workers. Construction is back up but

Need framing crew, deck crew, and paper crew, and need to keep hiring more crew members because we are currently short. Has been stressful with shortage.

Parking is ok, everyone is staying off the grass. There is plenty of parking. Some residents have been parking in carports, but they have moved now. There never seems to be a lack of parking.

Kaski was going to be in but we have to have the decks on so they asked to reschedule.

(did not hear this part) Steve Mejia stuffer detail on the plant and was messed up on 25, in the short wall From edge it's 3 feet, and 9 ft from center, so it's 3 feet off, Architect has passed it and can write a letter if we need it. If county calls it out, it'll be good, but if they do, architect will send a letter.

Meeting ended 4:30pm

**Construction Meeting
May 19th 2020 at 4pm
Zoom/clubhouse**

In attendance: Alysia, Christine, Adna, Steve and Jonathon

Funds have been released from NW Bank, Adna will have Jean cut check and notify Jonathon for pick up

Starting on second building, crew member hurt himself with a nail gun on his finger. Started dry rot repair on 25-27 in the back, so crew can focus on the front. Once weather changes, decks would be next- putting them back on. Had 7 crew members, one didn't work out, and now down to 4 guys. I need to work the crews back up but also be able to manage them.

Electrician is coming tomorrow, scheduled on 27, June 11 we should be at 29. COVID19 makes it a little difficult because we have to keep distance so I can have 8 or so guys while keep them separate. Jonathon has been jumping in helping because skilled labors have been hard to find, it's been an issue for a while. No concerns though, it's moving along well. It's been raining more than expected.

One more window to put in at 29, so they can park back in their spaces. 5729 to be notified that they can park until the 28th in their carports.

Once the framing is done, they will move on to the decks.

Roofs won't be coming down for a while. All roof comes off, paper goes on and roof will go on, it should be about a month timeframe once roof is torn off. There will be some soft spots but there shouldn't be that much even with the leaks. We will know more once we get there.

Issues with owners – not really, just owners parking on grass which is where crews were parking but its not a big issue now.

Next meeting: 6/2 at 4pm
**Construction Meeting
May 7th 2020
Zoom/clubhouse**

Meeting started 4:30 pm

Reconstruction has restarted 4/28/2020. No hiccups, window and sliders going in 5725, rebuilding the decks. Sliders in the front and back. Need to pick up more guys

Only 5 guys on crew now, same guys as before. Been on site all week.

Keep track and keeping everyone 6 ft apart. Crews not wearing masks, only if they're going inside. During windows they mask and glove up and head out.

Owner paid Jonathon directly and he purchase the sliders and windows. Owners had a choice to get options they wanted or hire Jonathon separately.

Are owners rebuilding the decks in the back? Yes, that is an option outside of this project. Jonathon can put concrete block for 200-300\$ but its currently on hold until it's done

All demo is done on all the buildings.

Now working on framing and drywall repair.

Do we have details on flashing around windows and doors? Yes.

Architect is there to follow up/inspect all parts of the project.

Are owners/residents staying away, respecting each others space due to covid19 stay at home social distancing rules.

Bank has been challenging due to all the changes and want to invoices to match. Preferably no QuickBooks use, so there will be some changes in the process. Board will need to sign off on the invoices and approve prior to payment.

Anticipated end date, sometime in the fall at this point.

Steve will be going back out front.