

## HOA Board Meeting by Zoom 14 March 2022

Tom Miller  
Bill Case  
Theresa Rollins  
Duncan Patterson  
Dennis Fish

### Transfer of the Surplus

- Theresa asked that we approve the transfer of the surplus to the operating budget.
- The Board approved the transfer of funds to the operating budget.
- Theresa will send Tom the final budget to upload to the website.

### Pay for Labor, Snow, and Landscaping

- Theresa clarified the labor charges shown under labor, snow, and landscaping. Bill helped explain how this is paid to Arnoldo who then pays additional workers as and when needed to perform these and other tasks. This amount is effectively 40 hrs/week for one year. We do not get detailed accounting of how Arnoldo is tracking manhours for his staff. We agreed that we should discuss this with him to have some sort of accountability of labor hours without making it too complicated.

### Topics from the last HOA annual meeting:

- Anticipate inspecting/repairing roofs and skylights for potential leaks.
  - o Bill will work with Arnoldo to find an honest roofer to do these inspections. Once we understand the extent of repairs required, we will reconvene to determine the course of action and who will need to pay (HOA or individual homeowners).
- Investigation of the cost of earthquake insurance. **Done**
- Potential repaving of the East and West entrances and installation of an ice-melt system near the garage doors.
  - o We have determined that due to the cost of the pavement heating system and the insurance to replace the required boiler, it would be too expensive to install a heating system in one or more driveways. The estimate in the winter of 2021 was approximately \$20-25k per garage entry to lay the heating coils and pavement. I do not believe this included the boiler. Insurance was not included.
  - o We still need to have the pavement analyzed to determine the extent of repair/repaving required. Jeff Batterson sent Tom a contact for Eccles Paving, who did Stone Bridge last fall. We have \$110k in our budget to repave and fix concrete gutters. We need a subcommittee to interview contractors and determine the extent of work required. Tom will check with Jeff to see if he is interested.
  - o We need to have the drains fixed at the garage entrances. The small channels get plugged easily and need to be cleaned at least twice per

year. Bill to check with James whether we can put heat tape in the garage drains.

- Committees and Subcommittees request for additional volunteers.
  - o The first subcommittee could be the paving team.
  - o We will likely need a team for landscaping.
- Electric car charging. **Done**

A new video recorder is needed in Garage 1 as the current one is dead and needs to be replaced. The keyboard also needs to be replaced as the last one was stolen.

Roto roter downstairs drain lines.

- Following several episodes of water and sewage leaking into Rossi's unit (1604), we determined we need to inspect all drain lines in the garages. Bill will contact Roto Rooter for a quote.

Summer landscaping and water

- We have \$25,000 allocated this year towards landscaping improvements. The objective is to improve our landscaping without losing too much green grass. We could also review if we need improvements to our sprinkler system.
- Bill suggested asking local universities that have landscaping classes to have a challenge where we pay a certain amount of prize money towards the best idea.

Summer Remodels

- We currently have plans for a full remodel in 1416, partial remodel in 1486, and a deck addition for 1562 beginning in April.

Garage Bluetooth openers (Can open door with fob, phone, or keypad on wall. Current keypad and post can be removed.)

- David Bolles offered to source and build this for us. We agreed to have David provide a proposal and an example. Tom and Bill will meet with him to determine what we should install.
- Some concerns with the system:
  - o What is the maximum range? We would need at least 60 ft. in order to open the door from a far enough distance that would mitigate sliding into the garage door when icy.
  - o Is there a time limit on the code if renters are using it?
  - o Can we get a variety of opening devices: smart phone, fob, keypad on the wall?

Fire Sprinkler repairs

- Building 1 and 5 currently will do remodels this summer which will enable us to offer one shut down of the system.

Accomplishments (See Maintenance Task List, attached)

- One key item was completion of the heat tape repairs.

### Rental storage units

- We have opened the five storage units we were not charging for and did not have keys for. They included the three storage units on the ground level for buildings 1-3 and two storage areas in garage 5 under the stairway by Arnoldo's shop and in garage 6 under the stairway nearest the garage door.
- The team (Gail, Bill, Tom) will try to standardize pricing and provide more information to the owners on available units.

### Recycling pick-up

- Tom contacted Summit County for additional details on having them pick up recycling. Some points they are looking into are whether they pick up from the garage or the street, what is the cost, if we start recycling will it reduce the need for all the garbage cans we currently have. Tom is waiting to hear back from the Summit County person, Tim Loveday.
- We thought that cardboard takes up a large amount of the space in the garbage cans and can be easily sortable. Would it be practical if we put containers in the garages just for cardboard and Arnoldo takes it to the recycling once a week.

### A/C additions (mini-splits)

- We have had two owners ask about installing mini split air conditioners instead of the traditional units that connect to a furnace and have large condensers. Mini splits have smaller condensers, are quieter, and are independent of the furnace system and ducting. The link below explains some advantages. Disadvantages need to be reviewed as to the amount of plumbing and electrical that may be visible or may need to be discretely enclosed.
  - o <https://www.homedepot.com/b/Heating-Venting-Cooling-Mini-Split-Air-Conditioners/N-5yc1vZc4m1>

### Laundry rooms and storage

- There are laundry rooms located in garages 1-3 that do not appear to be highly used. Tom and Gail called the phone number on the washing machines and were put in touch with the machine owners. They have not collected money from the machines since 3<sup>rd</sup> quarter 2020. They collected \$75.50 on 3/27/20, \$87.50 on 6/10/20, and \$50 on 9/9/20. The person we spoke to did not know why there have not been further collections and transferred us to their accounting person. This person was not in and we could not leave a voicemail. We need to call them back and check further.
- In the original build of buildings 1-3, the lower two units in each individual building did not have provisions for a washer/dryer. Since then, many units had done remodels to provide for this. Tom polled all of the owners (12 total) and confirmed all of building 1 have W/Ds, and two from building 2 and two from building 3 did not reply to the request for information. The others all confirmed they do have W/Ds.

- There does not seem to be a need to have three garage laundry rooms. We could have the W/Ds removed in at least two of the rooms and convert them into storage areas. Further research is needed to understand the cost to do this as some plumbing will need to be capped and electrical boxes moved.

#### Garage exit signs

- Bill says we should have four per garage. If we decide to put exit signs in, we need to run power to all four lights so cost of installation would be significant. Price is roughly \$70/light plus installation and wire. We will continue the review.
- Garage 6 is only garage without a light that is on 24 hrs. We need to review this further.

#### Reallocations

- After 1562 completes their deck installation, we need to do a reallocation to adjust the last six deck additions? We can also include stairway limited common areas for second floor units (most have locking doors and are private areas now), and any patio expansions since the last reallocations were done in 2010.