

**Ridgeview Condominium Board of Director's Meeting**

**Wednesday, March 6, 2019**

**Call to order at 6:03 pm**

**Ridgeview Recreation Room**

**Attendees:** Board Members: David Parks, Franki Satisfsky , Dan Troxel, Anne Lyall, Darcie Seal, Ryan from J2.

Units: 12, 15, 23, 40, 45, 46, 47.

- 1) Call meeting to order – 6:00 pm.
- 2) Quorum established, Ash arrived towards the end of the meeting.
- 3) Approval of previous meeting minutes – February 4th.
- 4) Building Project – Ryan from J2 presenting renderings

Renderings were showed for siding; Hardie Panel Board and Batten siding on the lower floor, separated by a belly band to Hardie Reveal 7” Lap Siding – this provided a \$13,500.00 deduction from base pricing.

Nichiha Sierra Premium Shake shingle siding, which looks very similar to current siding – this adds additional costs of \$240,993.00 to base pricing.

A rendering was shown for slip resistant concrete stair treads with built-in code compliant riser nosing – this would be instead of current wooden stair treads – included in base pricing.

A rendering was shown for solid deck flooring covered with a liquid waterproofing system – included in base pricing.

Renderings were shown for deck railings; the first option for installation of prefabricated metal guardrails (which offers less privacy for residents) – included in base price.

The second option is to provide wood framed guard rails to be covered with Hardie Siding, to retain the current look of the deck railings – this adds additional costs of \$21,687.00 but retains current privacy levels.

The proposed changes that will be sent to owners to vote on are:

The siding – replacement using a combination of fiber cement lap siding and board and batten siding.

Front railings – Installation of open metal railings (prefabricated powder coated aluminum) in the stairwells to front doors.

Deck surfaces – installation of a solid surface coating on decks, with rear deck guards walls using a drainage gap.

Stair treads – installation of prefabricated concrete treads on stairs.

We are waiting on a quote to get the electricity supply for the pool (and to the light at the bottom of the drive) repaired as there is a break in the line.

5) Adjournment – 7:31 pm