

Ridgeview Condominium
BOARD OF DIRECTORS MEETING MINUTES
May 9, 2018

Attendees: Maria Chloupkova #11 & #42, Daniel Harrell #22, Sharon Shannon #29 & #56, Dan Troxel & Kasi Allen #7, Carole Breck #46.

Board Members: Ashwini Prasad #12, David Parks #20, Marjorie Scott #52, Sarah Vandehey #41.

Bluestone & Hockley – Darcie Seal

1. Approval of Meeting Minutes March 3rd, 2018 – Approved
2. J2 Building Envelope Report – J2 presentation of findings and recommendations from a prior inspection.

Primary concern is second and third floor decks. Findings conclude decks are unstable.

Other concerns: siding buckling, wood decay from water damage, entry beams lowered.

Siding not installed per code, however code has changed since install. As a result, water has been trapped in some areas resulting in saturation. Recommendation is to replace 10 year old siding. Attics are under ventilated creating warm air and an environment for microbial growth. Some attics contain dryer lint. Most attics are under insulated. Certain attics have firewall issues where the firewall was cut in to. Roof sheathing not fire protected. Analysis predicts the roof on buildings A-D has a 15-year life. Two shake roofs on cottages are at end of useful life. Limited roof modifications. There are some gutter overflows allowing water to flow behind siding.

Next steps: Recommendation is major renovations to address all issues at once. First step is to have the scope of repairs documents drafted by J2 Building Consultants. The second step would to collect bids based on the scope of repairs. J2 would review the bids to confirm that the bids are apples to apples.

3. Open Forum for Owners Comments – Owners expressed concerns over suggested repairs and of potential costs.
4. Financial Report – Presented by Darcie
 - a. Operating Account balance is \$40,798 and Reserve Account balance is \$176,570. Income is over budget for the year by \$2,455 and expenses are over budget for the year by \$2,843.
5. Board Officer Positions Sarah Vandehey stepped down as board president. Nominated David Parks. This change was approved. Sarah Vandehey will remain on board.
6. Law firm agreement with Vial Fotheringham – Approved
7. Landscape – Landscaping for year is complete. Possible minimal changes could be to additional mulch and added plantings by building A. Water system remains inoperable. Possibly price to fix could be included in a master loan if this approach is assumed for potential building repairs.
8. Parking lot pavement – Deferred until the building repair project has been determined. Possibly add the expense to the master loan.
9. Deck Shoring - Temporary shoring of decks approved for \$6000 by Charter so owners can safely use decks.
10. Pool to open by Memorial weekend.

• Next Meeting Date June 5, 2018. 7 pm

11. Adjourned