

**BOARD OF DIRECTORS  
BROOK FOREST CONDOMINIUMS  
MEETING MINUTES  
SEPTEMBER 4, 2006**

Attending the meeting of the Board of Directors were board members Bob Smith, Kelli Alvater, Linda Colling. Also attending were homeowners Joan and Al Dugas, Dan Doran, Doyle Tinkey, Gene Barta, Russ Colling, and Ellen Smith. George Altz attended representing Premier Management.

George attended the meeting to answer any general questions regarding the Polybutylene piping problem in building 140. Some of the questions/answers are as follows:

Dan – What is the failure mode of polybutylene? George stated that pin holes and cracks are the indicators that the pipes are deteriorating. He went on to explain that he has replaced several systems and discussed the pros and cons to various replacement piping. Wirsbo appears to be a commonly used replacement. George went on to say that he would insulate the Wirsbo.

3 estimates were received for the actual plumbing work. These were a bit difficult to compare since Premier estimated the 5 units (correct number to be done) at \$36,775.00. Vowel Plumbing estimated 4 units at \$18,600.00, and JVC & KB Mechanical Contractors estimated 6 units at \$22,300.00.

Discussions revolved around how much damage would be incurred by the units. Evidently the upstairs units, C, D, E would have minimal impact within the unit – there would be some damage to the garage ceilings below. Unit F may have significant drywall damage. It was discussed that possibly, due to finances, the repair work could be done later.

Discussions continued regarding doing 2 units now and 2 units next Spring. Doyle stated that if the work specified is the same, it would make sense to use the low estimate company for 2 units (140A and 140D) and proceed from there. Pros and cons to this were brought up – might be less expensive to do all at once, what if one of the units not done began to leak, would this be a way of checking the contractor work, what sort of payment system could be worked out with whichever company we choose, what are the real costs going to be for each homeowner.

Al raised the question of this being a shared expense by all 13 homeowners or whether it should be paid by the owners of 140. The consensus of this present group was that it is a complex and should be paid by all owners of the complex.

Other questions raised included payment arrangements with each of the companies, do this estimates include sales tax (Premier's does), glycol replacement costs, estimate vs. bid – how final and accurate are these.

There was some discussion regarding the current freeze alarms in the units – George felt they worked well. George also will proceed with checking the glycol level in each unit heating system.

The consensus was that we still have research to do and that although we have learned a lot we still do not have the whole picture. The board will plan on meeting next weekend to hopefully have more answers.

The Dugas and the Tinkeys provided a letter of request for new windows and a book with pictures and details of the windows they want to install. The board said they would consider and get an answer to them within 15 days.

Respectfully Submitted,

  
Linda Colling, Secretary