

Lake Forest HOA
Siding Renovation Project

Construction Committee Meeting

MINUTES

April 17, 2019, Thursday, 6:00-7:30pm

Summit Resort Group, Conference Room #6

Members ATTENDING: Kathy Chinoy, Hub Helm, Bob Seibert, Patty Tofey, David Ehrenberger (Chair); Ron Drake (Owner's Representative), Luke Drake. Absent: Dennis Murphy.

AGENDA

1. Minutes: 3.28.19 approved
2. Owners Representative Report (Ron and Luke Drake):
 - a. Construction Timeline and Status—SRP kicked off well on 4.15.19. The EC crew that Ed has assembled is excellent—already removed the siding south and west sides of Building E, using Tyvek already.
 - b. Owner Issues: E305 unit owner, Stephanie, had concerns, did not know about the timing of the Building E—Ron and Kathy spoke with her. Jay Wurts commended Ed re daily clean up.
 - c. General Liability Insurance—resolution: HOA insurance agent (Steve) relates that Drake & co. does not require additional insurance. Kathy reports Steve reviewed Drake's contract to confirm this. Drake needs to add LF HOA to 'additional insured' to his general liability coverage (United Fire). A copy will be given to Kathy for our records.
 - d. Permitting: Frisco has approved the SRP—Ron will discuss with Ed to make sure the Permit is on public display.
 - e. Subcontractor updates:
 1. Structural Engineer—Kristine Fox working on the deck support design, weather treatment where needed. Also looked at garage roofs—assessment of snow load capacity was shown to be fine.
 2. Electrical Subcontractor. Darrel Taylor (Breckenridge), has worked with Ed in the past. Will upgrade the current garage wiring and can install for garage pan heating elements.
 3. Sprinkler Heads—all 18 were replaced without a problem earlier this month (~\$9000)
3. SRP Budget, Revenue & Invoice Update (K Chinoy, D Ehrenberger):
 - a. Invoices approved for payment (attached to agenda)—presented Drake and Co. invoices approved this past week.
4. SRP Issues (see attached Construction Cte Task Items)
 - a. Garage Drainage Pan—Excellent Construction proposal. Discussed the inverted concrete pan design with embedded heating cables—currently at ~\$150,000. The wiring issues with Garages can be solved by embedding the wiring in the concrete pan—this will offset some costs. Bob related that the sales of the HOA

unit was in part to solve this garage pan drainage issue. Solving this will save us money in the long run (lower snow plow fees each year). Hub points out that some proceeds of the unit sale are also to go to repairing stone retaining walls—Kathy reports that this is a maintenance item under the Landscape Committee and will be addressed next year. Kathy wants to determine that our reserve funds are adequate to fund this garage pan work.

- b. David: stressed that the garage pan issues has been a growing problem for many years that impacts the garage structures and foundations, wastes HOA money on avoidable snow removal, results in regular ice build-up that represents safety issues (and prevents access to garages), and that pushing a solution out another year makes no sense; a detailed analysis and recommendation for solving the drainage issue should come from the CC ASAP for Board discussion and action.

5. CC Subcommittee Reports (all)

- a. Front Doors: to be painted bronze and color compatible with the green screen doors.
- b. Tree Management—Site plan shows 14 trees to be removed. Dennis had related that there are trees abutting the Spa buildings—need some trimming. Kathy will forward the tree removal bid to the CC when received ASAP.
- c. Building and Garage Numbering: The temporary garage numbering plan was presented by Luke—has a machine to cut vinyl numbers. Luke is working with Dennis on the design recommendations for the final numbering (materials, format, etc.).
- d. Vestibule Renovation: Bob will work with Ed and Ron to propose a cost effective yet aesthetic solution to address the back-wall issue. Plan to present at the next CC meeting.
- e. EV Charging Stations: Need to explore the options, costs, and value proposition—proposal is to have 2-4 charging stations that would require credit card payment; Greg Cain (Cain Electric) is well known to Drake—Ron will ask Greg to look at this opportunity and follow up with the CC ASAP. NOTE: some owners have used the common 110v power for charging.
- f. Communication with Owners—Kathy has been sending out updates via email, with the help of Kevin, and will continue to send emails with photos weekly.

- 6. Incidental Expense Approval Form and Process (David): presented updated form & process.
- 7. SRP Design and Color (P Tofey): no other updates. Patty worked with Ed to review the color palate and ensure it was correct prior to ordering last month.
- 8. Owners' Units access (D Ehrenberger and R Drake): see attached. Important elements of this form include: documentation of owner permission given and when, access details (date(s), which EC worker(s)), oversight from Drake, and post-work unit security checks. Will add 'garage access' as well—Drake will refine this documentation form further and present to the CC next month. Drake has keys to the mechanical room under Building F that houses the safe with keys to the units.
- 9. Next Meeting: May 29, 2019; SRG 6-7:30p.

--David Ehrenberger