

Lake Forest HOA
Siding Renovation Project

Construction Committee Meeting

AGENDA

May 29, 2019, Thursday, 6:00-7:30pm

Summit Resort Group, Conference Room

Members Present: Kathy Chinoy, Dennis Murphy, Hub Helm, Bob Seibert, Patty Tofey, David Ehrenberger (Chair); Ron Drake (Owner's Representative), Luke Drake. Absent: none

Attachments: Minutes 4.17.19, Vestibule mock-ups (2), Garage Pan cables analysis, Invoices paid to date

AGENDA

1. Minutes: 4.17.19: approved as written
2. Owners Representative Report (Ron and Luke Drake):
 - a. Construction Timeline and Status—Buildings E&F, A&B. Continued progress on E&F, most windows & doors installed, lam beams, joists and rim boards installed. LP siding installation on Building E has been started—should be substantially completed in ~10 days. Kathy and other committee members commended the construction workers for their excellent work and work ethic. Demo should be started on Buildings A&B in 10 days. Inspections on the windows and posts were completed today. The decks, railings and drainage pans will need to be permitted and inspected.
 - b. Owner Issues:
 1. Interior trim: there have been some disconnects between the timing of window installations and finishing the interior trim. Dennis has communicated this to Ed who will remedy ASAP.
 2. Plastic shield under decking—an owner requested replacement of plastic shield after new decking installed above her unit. Dennis communicated with owner that this will not be approved by the Construction Committee or the Board and explained why.
 3. Furniture removal—removed on occasion by Ron and Luke if unit owners are not able to do so.
 4. Sliding door egress dimension complaint: Dennis researched—the doors are exactly the same size, including the egress dimensions. The visual dimensions of the doors may appear slightly smaller due to the thicker rails. Bob confirms this by his own measurements.
 - c. General Liability Insurance: LF HOA was to be listed as an additional insured on Ron Drakes' United Fire Ins. Co. but has yet to be done. This needs resolution ASAP. Ron will address tomorrow with his agent. If further concerns, will discuss with Steve as well and with Kathy.
 - d. Permits for the Residing Project—not required to be posted. All permits are available (held by Ed Storako) for inspection.

- e. Subcontractor updates:
 - 1. Structural Engineer—Kristine Fox’s work has been completed and she has been paid.
 - 2. Electrical Subcontractor—pulling permits for the garage buildings electrical work and for the heating cable installation for the garage pans.
- 3. SRP Budget, Revenue & Invoice Update (K Chinoy, D Ehrenberger):
 - a. Invoices approved for payment—Committee verbally reviewed the last two approved payments (4.21.19 and 5.14.19) to Excellent Construction and one approved payment (5.2.19) to Ron Drake.
 - b. Siding expenses against budget: Ehrenberger will reach out to Ben regarding his reconciliation to date. Patty, Cindy and Kelly (SRG) are working together to reconcile the window payments and orders—Patty will follow up with the Construction Committee with her report.
- 4. SRP Issues
 - a. Garage Drainage Pan
 - 1. Project status and timeline: jack hammering to begin in front of Buildings C&D on June 10th.
 - 2. Heating cable options and discussion. Dennis sent a memo on his and the electrical contractor’s (Darrell) analysis of the work required to add additional cabling. Conclusions: the current power requirements are insufficient and likely would require additional transformers. Incremental costs would be in the range of \$100k and would delay the project significantly. Dennis will continue to work with Darrell to see if there are ways to mitigate these costs.
 - 3. Access restrictions: all owners will once again be advised that garages for Buildings A-D will have very limited access during this concrete work.
- 5. CC Subcommittee Reports (all)
 - a. Tree Management—Kathy reports that Alpine Services is working this week to trim and remove trees per plan. Invoice has been submitted.
 - b. Building and Garage Numbering: Dennis presented the general plan: garage numbers to be moved to the frame of each garage. Work is being done on the schema for the unit numbering. Dennis and David will work with Ron & Luke on a formal proposal for Committee consideration next month.
 - c. Vestibule Renovation (Tofey, Murphy)—Patty and Dennis discussed the mock-ups attached to the Agenda. Stone options will be more expensive and would need to have thinner wainscoting to accommodate the Unit doors. Several formal proposals will be presented at the next Committee meeting.
 - d. Communication with Owners—plan and process (Murphy, Ehrenberger, Helm)
 - 1. Revisited the Forecast spreadsheet format for communication with owners. Ron will work with Hub on a weekly basis to detail this forecast document which will be included with the regular email owner updates.
- 6. SRP Design and Color (P Tofey): Kathy related that she has asked Patty to distribute the color plan detailing the colors for each aspect of the building. Patty has reviewed the color

schema in detail with Ed who has added these specs to his drawings. Patty will review the color plans with Ron so he too can provide oversight of this important part of the project.

7. Next Meeting: June 17, 2019 6pm.

--David Ehrenberger