

Powerview at the Greens
Annual Meeting
July 27, 2015 2:00 pm

Call to order by Nick Rivera.

Unit 1 Ruth Collins (present)
Unit 2 Richard and Gloria Coats (proxy with Dan Drassler)
Units 3&4 Jim Allen (proxy with Dan Drassler)
Unit 5 Ki and Mandy (proxy with Nick Rivera)
Unit 6 Russ Webber (proxy with Nick Rivera)
Unit 7 Dan and Christie Drassler (present)
Unit 8 Craig Ulmer (proxy with Greg Wiggins)
Unit 9 Bill & Jill Grien (not present and no proxy)
Unit 10 Nick Rivera and Julie Manchester (present)

1. Christie had question re: roof payments. Greg confirmed all required items complete so payment was issued.
2. Question re: screen door – Dan asked why we couldn't replace with back door screen, it was stated that it doesn't open the same way, voted to replace screen door next Spring as it is functional for now. Nick offered to replace screen door, Dan seconded.
3. 2014 Minutes approved – Approved: Christie. Seconded: Dan.
4. Unit 2 windows need replacing. Unit 2 said they would be done once they know exactly what needs to be done. Letter being sent by Board informing Unit 2 that windows need replacing by June 30. If not in Association puts them in and bills the unit.
5. Flat part of roof is done. Sloped part – need to decide what we are doing.
6. Units 1 & 2 – crawlspace has mold underneath. There is a moisture problem in the crawlspace. Need a professional in to evaluate issue: what the issue is and what can be done
 - a. In hall maybe cut a vent – is possible – there are different options.
 - b. Board will take action based on report recommendation. If large amount, membership will be notified.
7. Carpets were cleaned. Nick didn't like the carpet job. PR will comp a fall cleaning.
8. Ruth would like to see PV property line/land map. Nick has one and will share.
9. Painting has been done in front hall & upper corridor. Corridor for units 3,4,5,6, and down to basement needs to be completed. The back hallway will be complete later this year or next year.

Officers re-election

Nick & Dan continue.

Russ re-elected – Nominated by Nick, seconded by Greg.

Roof Discussion

Christie, Dan & Jim like the shake shingle & the tile and would like to keep it. Nick did not agree. Noted that it does not solve any moisture issues (or move water away from the building).

Goes back to: 1) How it looks 2) Running out of tile 3) Not solving the moisture problem

Action Plan needs to be:

- Crawlspace
- Roof (sloping portion)
- Siding

Need to start planning for this.

Roofs no longer being designed without eaves as they don't work, hence rotting fascia.

Issues are with water getting behind the outside layer.

Need a plan to present to Skyland and then have a financial plan in place.

Need an Action Plan to address:

1. Crawlspace
2. Roof
3. Siding -> re-roof – President & Greg will go to Comm Assoc to see what options are available. Corrugated is cheapest option, plus it will help snow slide off and it is the strongest option.
 - a. Quotes are \$17,550 and \$19000
 - b. 24 gauge rusty roof metal
 - c. No fascia costs included, or if there is rotten underlay
 - d. Ruth will look into other roof options

Decided that sloping portion of roof will not be replaced this year.

Issues with blinds which don't fit in the new windows. Nothing can be done. The windows are the size they are.

Dan emphasized no construction material in dumpster. Claimed it was full, disputed by Nick.

Greg to review building insurance. Needs to be re-evaluated every other year.

Greg asked for a small raise Nick approved seconded by Dan.

Cables running along the ground. Dan will call TWC to complain and ask them to hardwire it. Greg said it won't make any difference, but the more you nag, they may do something.

Budget

- Building a \$6400 reserve every year.
- Currently reserves are at approximately \$20,000.
- Unit 2 is a quarter behind, but everyone is paying pretty much on time reliably.
- Nick approved the Budget, Jim seconded.
- Corner that needs coverage on Unit 1 needs to be taken care of – outside water barrier.
- Greg said they will get there.

Next year's meeting: Dates were mid-July 11-15. Earlier to accommodate some members

Monday 11th at 4 pm. Was set.

Motioned by Ruth. OK'd by Nick

Adjourned by Nick, seconded by Jim.

Greg will bring in contractor re: moisture issue.

Greg to look at corner siding near Unit 1 to make sure it's not leaking (it is right now).

Greg to fix broken tiles again. Question was raised how many are left.