

Powerview at the Greens  
Annual Meeting  
August 15, 2014

Meeting opened by Dan Drassler.

8 owners present or represented by proxy:

Unit 1 Ruth Collins (Present)

Units 3&4 Jim Allen (proxy with Greg Wiggins)

Unit 6 Russ Webber (proxy with Nick Rivera) (Interim Board Member)

Unit 7 Dan & Christie Drassler (present) (President of the Board)

Unit 8 Norman Day (proxy with Greg Wiggins)

Unit 9 Bill & Jill Grien (proxy with Greg Wiggins)

Unit 10 Nick Rivera & Julie Manchester (present) (Board Member)

2013 Minutes approved.

**Office Report**

**Windows:**

All window replacements are in process with the exception of Unit 2. Nothing has been heard from the Coates. PR will send a letter to Unit 2 owners stating that the deadline is fast approaching, and windows need to be replaced by October 15th, 2014.

Greg hoping to order windows for Units 3,4 & 8 shortly; otherwise the install will run into weather related issues. At a minimum, window will be ordered and stored over the winter for a spring install.

**Roof:**

Flat portion of the roof replacement is complete and will be inspected by Greg & Nick prior to payment.

Top Tier were also contracted to replace the tiles as a separate job. Final portion of the roof payment (\$9,875) will not be issued until both jobs have been completed.

Fascia boards are rotting and need replacing - this will happen with the 2nd part of the roof install - replacement of the blue tiles and addition of an overhang.

**New & Ongoing Business:**

1. Unit 1 - leak around stove pipe. Greg stated chimney caps were checked in 2013 and will re-check next time there is a leak in Unit 1. Ruth will inform PR so they can try and determine source.

2. Dan brought up the idea of wi-fi for the whole building. Suggested Century Link wi-fi router in a unit that everyone will have password access to.

Greg noted there are 2 options: Time Warner (but cables in building are very old and could cause problems); Century Link/Satellite. Julie will check how far access is available from a wireless router to see if this is feasible - Greg suggested 1 router would not be sufficient for the whole building. (Checked - no access between floors or more than 40 feet from router because of walls/doors etc).

3. Charcoal grills: Greg noted it is a major fire hazard and all other properties have banned the. Put to the vote. Nick Rivera moved to ban charcoal grills in the building, seconded by Ruth Collins.

4. **Special Assessment for Roof:** All 1st Quarter portions are in. Second \$1,000 assessment notices have been sent out and are due and payable October 2014.
5. **Vacuuming:** Currently every week in summer season, twice a month in off-season. Changed to twice a month year round - if extra is needed, owners will inform PR or pitch in.
6. **Screen door** has been rigged (again) to close and close quietly. Probably no longer repairable and will need replacing at some point. Greg estimates costs will be around \$400. Just need to let him know when to do it (maybe a job for next summer?)
7. Nick to work on electric posts, stairs, front lights, cutting back aspen shoots.
8. Ruth mentioned that if you get your homeowners insurance through American Family who have the building insurance, the deductible is waived for any personal insurance claims. Thanks for the info, Ruth!

### **Wish list of items for the future.**

With the decks replace, the flat portion of the roof completed, and reserves building, we can start looking to other items on the wish list.

(Items below discussed in no particular order).

1. **Stairs:** these will be stripped and oiled this summer. (Nick will work on this).
2. **Fascia boards and roof tiles:** the fascia boards are rotting and need replacing - this will be taken care of when the tiles are replaced and an overhang created to divert water away from the building (the main issue the building has had over the last 30 years). There are sufficient tiles for another year, maybe 2. Two options for replacing the tiles: rusted metal or shake shingle (those present did not like this option). Nick will make enquiries with the Skyland Architectural Board to see what options there are for rusted metal. Should be sufficient funds in the reserves to fund this replacement in spring 2015. Those present strongly suggested that this be arranged. Greg will solicit bids to replace this section of the roof and the fascia boards.
3. **Siding:** those present agreed that the siding should not be repainted as it will need replacing within the next few years, and this would seem to be a waste of money. Options for replacing the siding will be determined by the Skyland Architectural Board. Nick will make enquiries regarding the requirements - Greg advised waiting until the roof materials have been agreed upon and installed. Options for payment include: special assessment, Bank loan, contractor loan (Rich Reeser had indicated he would carry a portion of the costs if he was the sing contractor). This will be discussed more in next year's meeting. It was agreed that the second part of the roof replacement is the priority. There are also potential wall issues (south facing wall unit 1 & 7). Any issues here will be addressed she the siding is replaced.
4. **Crawl Space Foam:** methods to seal the crawl space now are spray foaming the wall and rim joists. It was felt this would reduce overall heating costs. Greg will look into the costs. He estimated this would be around \$3,000. Ruth suggested adding batting to the wall in the basement storage area to improve heat retention in the hallways. Fiberglass insulation is still stuffed in the air vents in the basement in the winter - are there other options for this?
5. **Dumpster:** the duplexes have decided to go to curbside service effective by September 1. The lock combinations will need to be changed by PR on September 1. There are still major issues with poaching and trash being left at the side of the dumpster when people can't open the locks. This is a big bear issue. Nick and Dan will go to Waste Management to see what options we have for trash removal. Can we drop of for a set charge? Curbside is not an option as there is nowhere to keep trash cans and we will have the same issues as we currently have. And can we sell the dumpster?

6. **Painting interior entry way:** Entry way has been marked up with bike tire etc, Nick will paint the entry way and halls this fall.

**Election of Directors:**

Condolences to Jim. We are all very sorry for the loss of Judy. She was a lovely lady and will be missed by here in the summers by everyone.

Russ (#6) has been acting as interim Board Member with the loss of Judy. His term was officially extended to August 2015.

Nick (#10) was elected President of the Board until August 2016

Dan was re-elected to the Board until August 2017.

**Budget:**

See budget.

Accounts are looking healthier every year!

Currently \$10,000 in CD at BOW, \$26,000 in checking and \$7,947 in receivables. Roof payment of \$9,875 due and payable.

Approximately \$10,000 is being added to reserves annually. June 2015 estimated reserves will be \$24,000., which should cover second phase of the roof replacement, and maybe the crawl space sealing.

Budget approved unanimously.

Date for next year's meeting tentatively set for the first week of August.

Meeting adjourned.