

## SE Wood Rot Special Assessment Board Minutes

January 6, 2021

Zoom

- Meeting Called to Order at 6:05pm. All Board Members were present, except Cathy Shoultz. A quorum was established. Several SE homeowners participated via Zoom.
- A letter was sent out to SE Homeowners explaining the need for a \$300 assessment to complete the wood rot repair in 2021. Wood Rot needs to be complete prior to SE painting.
  - The VHOA needs 20 votes approving the assessment for a majority and to pass. 24 total ballots received. 23 “yes” and 1 “no” were received by the Manager. Therefore the \$300 special assessment for wood rot repairs has passed.
- Homeowners can pay by check or through auto payment – one payment or two payment, January and February. Homeowners will be notified of the passing of the \$300 Special Assessment for Wood Rot by email and a statement/invoice will be mailed. SE homeowners should receive this within a week.

### Questions and Comments From SE Homeowners:

1. How do we know this bid for the wood rot is a competitive bid?

Judy Arnette Board Member (BM) - has faith in Rick Calvert to provide a competitive bid. The cost of materials has gone up, especially lumber. He provided a fair price and quality work for the NE.

2. Should we have gotten other bids? Spending a total of \$100,000 on this wood rot project, and we need a special assessment. Given that is wood rot project is almost complete, should the VHOA going forward, get competitive bids for large wood rot projects?

Judy Arnette (BM) discussed the process of finding wood rot and how the VHOA has handled it in the past. Rick Calvert is reliable and will show up and repair.

3. Is there schedule on which units will be repaired and in what order? Given the price of lumber, should we prioritize the units repaired by the amount of lumber needed?

Judy Arnette and Pat Lee (BM)– No we have not looked at the price of lumber nor prioritize the units. Rick Calvert has provided the Board with his schedule, usually done by building.

4. What work was previously being done 132C? As more work on 132C is now needed. SE homeowner previously requested a detailed list of the wood rot repairs by unit, but has not received.

Pat Lee (BM) – I thought I sent this to you, but will double check and send.

Holly Hinson (BM) - asked if SE Homeowner was suggesting that in the future all wood rot project be treat as a major construction job. Which would entail forming a committee, getting three bids and hiring and managing a contractor, to ensure that we are getting the best work for the price. Generally, in the past the VHOA has treated wood rot on an individual basis. One unit at a time, not as one big project.

SE Homeowner – No not now, but maybe this should be considered for future large projects.

SE Painting will be handled as a major project with three competitive bids, similar to how the NE handled their painting in 2019. Holly Hinson (BM), explained how the NE Painting Committee requested bids, checked reference and compared each bid. The NE painting was handled as a major project with a committee and the Board overseeing the project.

5. Going forward we should have an annual wood rot inspection and treat the repair a one project.

Holly Hinson (BM) – Explained that the NE is going to have an annual wood rot inspection, using Rick Calvert. He will provide a list of repairs and then the Board will decide on whether to hire him or get another bid.

6. Do we have a running total for the total cost of wood rot?

He should be able to find monthly totals, under carpentry. Financial statement on the website. Check December 2020.

Holly Hinson (BM)– explained how the SE/NE budgets works. Operating account and reserves. Special assessments are not the norm, they are for large projects – painting or roofing.

Pat Lee (BM) – Homeowners have always preferred a special assessment, instead of an increase in dues.

Judy Arnette (BM)– Explained that NE and SE have separate dues and budgets.

Cynthia Paulson (149A) – voting yes and will mail the ballot

Jan Drew (149C) voting yes and will mail the ballot

Jacob Klinedinst (180B) – voting yes and will mail the ballot

SE Homeowners can drop off the paper ballots at 164C SE.

SE is in the process of getting an estimate for the painting assessment, then the SE will get three bids. Then the Board will make the final decision on the painting contractor

Meeting Adjourned at 6:52 pm.