

Walton Village Condominium Association
Board of Directors Meeting
June 25, 2013
(Approved 10.21.13)

- I. **Call to Order** - A Special Board of Directors meeting for Walton Village Homeowners Association was called to order by Andrew Henry, President of the Association, at 5:30 pm, at the offices of Axis West Realty, Inc., 1585 Mid-Valley Drive in Steamboat Springs, Colorado. The purpose of the special meeting was to review bids and information pertaining to the major maintenance projects scheduled to take place summer 2013, which includes the start of the roof replacement project and walkway replacement.

Roll Call - Those individuals present at the meeting included;

Andrew Henry	Epsilon 8
Stacy Huffman	Gamma 6
Nikola Skoda	Beta 5/Rho 14
Debbie Metscher	Delta 12
Evlyn Berge	Property Manager

- II. **Roof Replacement Project** – The Board of Directors reviewed the contractor bids for the roof replacement on the Alpha, Omega, and Rho buildings which were obtained by Management. The roof replacement proposals included bids from Falcon Exterior Solutions, Wilson Roofing, High Point Roofing, and Red Eagle Construction, all from Steamboat, and , The Roofing Company from Grandby. Management acquired an extensive amount of information regarding the roof replacement, which included information on warranty and product information. Management also did research regarding the possibility of an insurance claim on the Rho building due to wind damage, however, there is not enough information regarding the original installment of the roof to pursue this avenue. The roof replacement on the Rho building, which was over 15 years ago, makes it the newest roof on the property; however, it is in the worst condition.

It was noted that working with a local company would be more advantageous for the Association than using a company that is from out of town. All of the bids were fairly comparable in price, with Wilson Roofing being the highest. It was also noted, however, that Wilson Roofing has always been available, very reliable and professional in helping the Association with repairs and other roofing issues that needed addressed at the property. The Rho Building was consistently the most expensive bid.

It was suggested that Management approach Wilson Roofing with the possibility of negotiating their price to be more equivalent to the \$98,000.00 area for all three buildings, which is only approximately two thousand dollars less than originally bid. Wilson Roofing and TRC (The Roofing Company) were the only two *preferred vendors* that bid on the job, and use premium quality roofing products and shingles, made by Owens Corning. Warranty information and discounts pertaining to the possibility of doing all 10 buildings were also reviewed.

Management suggested that one or more of the Board members be present when discussion ensued with Wilson Roofing, so if any additional questions arise, they can be addressed at that time. Andrew Henry volunteered to be available for the discussion.

Stacy Huffman made a motion giving Management permission to pursue hiring Wilson Roofing, based on negotiating the price down to \$98,000.00 for the three buildings, Alpha, Omega and Rho. Nikola Skoda seconded the motion and the final motion was passed. The Association may only be replacing two roofs this summer, depending on the cost of the walkway replacement project.

III. **Walkway Replacement Project** – Project bids were reviewed on the demolition and reconstruction of concrete walkways throughout the property. The bids included estimations for concrete walkways from Frontier Solutions, Velich Masonry, Ergo Construction, and one asphalt bid from Connell Resources. It was decided to pursue concrete walkways instead of the asphalt, so the bid from Connell was disregarded.

It was noted by Management that the Board of Directors should review exactly what is included in the proposals with the chosen contractor, by actually walking around the property with them, prior to making a firm commitment. The estimates were actually much lower than originally expected. For consistency, it was asked the each estimate be based on the following specifications; 3.5 feet wide, 4 inches thick, and 5000 PSI. Velich Masonry's bid was based on 4500 PSI. Frontier Structures, who is a local company that has done concrete business here for many years, felt that 4000 PSI was completely sufficient for this area; however, they supplied an estimate for both 4000 and 5000 PSI.

The project will be done in sections this summer, (August and September) and monitored closely to avoid situations with vandalism or damage. Tony Berge and the Management team will be available to assist and help monitor the situation.

The Board of Directors reviewed the proposals with Management, and it was determined that Frontier Solutions would be the best choice. Andrew Henry made a motion to have Management pursue the option to have Frontier Solutions complete the walkway replacement project. Management was also directed to get addition information pertaining to PSI, sealing the concrete and the rock around the pool. The motion was seconded by Debbie Metscher and the motion was past.

IV. **Adjournment – Andrew Henry adjourned the meeting at 6:00 p.m.**