

Special Board Meeting  
March 24, 2005

Called to order at 6:30 p.m. by President Mary McDermott.

Board Members present: Mary McDermott, Mike Perlman, Katie Lou Nielson, Bill Wassmer, Greg Fraser, Evelyn Strong and Debbie Bass. Absent were John Bria and Donna Hagblom. There were six homeowners present, see attached list.

Homeowner Kurtis Constantine asked if he could make comments toward end of meeting. He was initially denied that request, however, he was allowed to make several statements throughout the meeting.

Topic of meeting was building exteriors and paint bids received from four contractors. Greg Fraser, chairman of architecture committee made a statement prior to presentation of bids.

He questions to fiduciary responsibility of the Board in passing Bruce Bollinger's management contract without any in depth discussion about content. He has participated in discussions with some homeowners( unnamed) to begin a petition for recall of board members. There were no competing bids for park management and less than ten minutes discussion before approving Bruce's contract. No motion was made, however, all agreed that there will be competitive bids sought at contract renewal time.

Greg then presented the four contractor bids he had received, along with the scope of preparation by said contractors. ( copies attached). No bid included cost to repair buildings, that would be done on a labor time and material cost basis.

Mike Perlman gave a history of previous research for cost of one home, with repairs to structure and vinyl siding. This amounted to approximately \$8000, and did not include deck replacement. On the three buildings and mail box shack, including all repair and Rhino Shield coating, the cost was \$23000. Again, this did not include any deck repair or replacement. It did, however, cover rain gutter repair and replacement.

Several homeowners made worthwhile suggestions. All Contractors would bid on same scope of work with same product. They would also be required to provide a performance bond. If The contractor that wins the bid is not doing the initial repair work, they would be required to inspect the repairs and sign off on them, thus protecting the warranty on their prep work and paint product.

Mike Perlman made the motion : winning contractor would be required to do site inspection prior to and following any repairs made to buildings. Motion seconded by Katie Lou Nielson. Motion passed with no dissension.

There was discussion about wiring for TV, phones and satellite dishes on homes. Currently there

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has been no control as to how these are installed, and many are unsightly. To correct this problem, all wiring will have a central point of entry into the home. This should be in what is known as a “chase” up the center back wall of the building into the attic. From that point it would be the responsibility of the homeowner to do any necessary modifications to the wiring inside the home. Estimated cost is approximately \$50 per drop.

The question of obtaining a bank loan to finance to project, with repayment made with the funds from the assessment or fee increase was discussed. Bruce expressed concern about the cost to service such a loan, and the reliability of available funds, should there be many homeowners that did not remain current on their fees, or moved out and defaulted on their loans. While this does not appear to be a viable option, Bruce will do some checking on the matter.

As treasurer, Katie Lou needs to have concrete figures on the project in order to determine the amount of an assessment to the homeowners would be. Without these figures, there cannot be an intelligent presentation at a homeowners meeting asking for approval of an assessment. This homeowners meeting, originally scheduled for April 21, has been postponed until Thursday May 5.

There being no further discussion at this time, Greg made motion to adjourn, Second by Bill. Motion passed.