

Minutes of Westwind Board Meeting

April 10th, 2018

1:00 CST via Telephone

Roll call

Present:

Ron Peterson, President

Don Meier, VP

Al Larson, Sec

Bill Markus, Member

Jeff Jacobs – VMC

Steve MacDonald – VMC

Lee Olch-Owner

Roger Marce-Owner

Prior meeting minutes approved.

Discussion points: Call with contractor and the alternates, Proxy and voting

1. Pavers in front: Review the cost and advantages of pavers for the front parking area. Don mentioned that the driveway was installed in 1999. Many Utilities under driveway. Question was how much gravel base we need under the pavers. Al Larson to review initial driveway installation and see what base work was done. Advantage with pavers they can be easily replace and repaired. Stronger than concrete at 8000 PSI versus 3000.
2. ADA door to pool: How do we make the pool area door ADA compliant? Jason to discuss with architect. Cost may exceed \$8,636. We will wait for Jason for confirmation of features required and firm pricing.
3. Space heating pumps: Mechanical contractor give us an adder of \$16,756 to replace two hot water circulating pumps for heating the facility. Al Larson to look at pumps and determine if they need to be replaced.
4. Domestic hot water tanks: Do we want to replace all three hot water storage tanks? One is leaking and will be replaced. Price to replace leaking one is in base bid. Price to replace all three is an additional \$11,037. Al Larson to review.
5. Repair leaking PEX tubing as it enters garage: Remove PEX manifold and re-install outside. Splice PEX outside and reduce wall penetrations to two pipes and seal. Cost \$8,200. Approved.
6. Upgrade garage exhaust ventilation to meet code: Add two new exhaust fans and a CO monitor to garage, cost \$28,342. Cost seems high. Jeff and Al to look at alternatives. We have two working fans existing. Can we add a CO monitor to those? Jason also to look for two other bids.

Proxy conversation; can we change proxy? Per Ron no, must be as is. Voting will be as follows:

1A. Phase one without painting but with interior rails as they have been permitted and are in the contract for phase one.

1B. Painting, replace building trim, and courtyard stairs and shed improvements.

2. Repair leaking courtyard

3. Finance, allow board to borrow up to one million dollars for items over budget and the courtyard.

Ron will send out letter to all owners explaining voting process and the reasons why necessary.

Other business: Don; elevator contract not signed. This is huge problem. Must be done asap. Ron had signed and sent to the attorney week earlier. Ron called attorneys office. They promised to send out immediately. Need to finish contract with RA Nelson. Few minor points to resolve with Mike Cuthbertson.

Mark Johnson made a motion to adjourn. All agreed.

Meeting adjourned by Ron Peterson.

Next meeting townhall on April 13th, 2018.