

Minutes of Westwind Board Meeting

December 27th, 2017

10:00 CST via Telephone

Present:

Ron Peterson, President
Don Meier, VP
Al Larson, Sec
Mark Johnson, Treasurer
Bill Markus, Member

Call roll: all present

Discussion on Pierce contract. Review Don Meier and Bill Markus email regarding invoicing. Cancel middle part of contract; 1st motion Don, seconded Bill. Passed unanimously. Pierce contract will be review with Mike Repucci for final approval and will be ready for signing shortly. Bill to advise Pierce that contract dated 8/21/17 is completed and no further costs should be invoiced. Al Larson to sign and mail check to Pierce for \$55,000.

Mark Johnson to call an elevator vendor (Centric) he has used as we are looking at an over budget quote to meet town code from ThyssenKrupp. The choice is to add a "life jacket" safety feature versus replacing the complete hydraulic cylinder. Additional cost for new cylinder about \$30,000. Al forwarded current bids to Mark via email.

Reviewed status of courtyard and discussed the possible hiring of a consulting engineer as recommended by R A Nelson to look at options. Not comfortable with using a temporary fix and need to have a better resolution. Don will call engineer and arrange a site visit. Cost not to exceed \$4,500 for first meeting. Don made motion and Al seconded. Passed unanimously.

Bill to talk to Steve regarding paint contract. Steve suggested painting be under R A Nelsons contract due to scaffolding use and that turned out not he be the case. Will use same contractor as in past who's quote came in \$40,000 less than the Nelson quote including doors. Will save 6.5%/\$10,000 on painting expense.

Discussed front parking lot and all are in favor of pavers. Al explained that in conversations with contractor and architect concrete will work better for driveway with heavy traffic and loads applied. Pavers in the driveway area will require concrete footings every so often to keep them from moving. Based on that was recommended that we go with pavers for the parking area directly in front of building for an additional cost of \$8,000.

Another cost discussion area is the use of stones on the fence past around the pool. The base bid is stucco at \$550 per column. The cost for stone to match building is \$1,600 per column which adds a total cost of \$10,500. Checking to see if we can eliminate a few columns by spacing them further apart.

Next question wall along driveway. Cost estimate \$25,000. Inclusion to be decided based on final determination of final budget.

Al and Don discussed hot tub and pool status. Discussion was centered on using stainless in lieu of gunnite/shotcrete. The cost for stainless over gunnite/shotcrete is about \$10,000 to \$15,000. According to one of the pool vendors the life of the plaster with the gunnite/shotcrete hot tub is about 10 years. Mark Johnson feels that 10 years is a very optimistic number based on his personal experience. The cost to re-plaster according to the same pool vendor is about \$10,000. Al suggested that the additional cost be considered as a maintenance future savings and ask if reserve money could be used to cover the additional cost. The board felt that could possibly be done.

Ron ask Bill if he could get an updated newsletter out to HOA on current status.

Next board call around January 15th.

Ron adjourned the meeting.