

HOA BOARD MEETING MINUTES MARCH 21, 2022

Attending:

Marjorie

Enie (435 703 3999)

Nancy

David & Dianne

CHAD's LIST—Marjorie will forward it to have on radar (Chad will be gone until April 4th)

Armida is planning on next HOA mtg—next Weds

TURN OVER DATE IS 5 PM March 29

the city inspectors are coming March 28th to issue a temporary certificate of occupancy...
? is this sufficient? David is worried about insurance)

OWNER'S SIGN OFF—contingent on corrections to be addressed??? Nancy: Chad said corrections CAN be made later.....??

NO PRESSURE TO SIGN OFF

Marjorie:— there are certain levels of dissatisfaction for everyone, since we listed every single thing that would bring our units up to their pre-fire condition to request full amount from insurance company. The SETTLEMENT was for much less than the amount we asked for, so PaulDavis did their best to get everyone as much as they could within the restraints of the settlement. (cited Irena...)

Final Insurance Payment comes to Marjorie (or new HOA President)....

for those 5-6 units being sold, liens must be released before sale can go though

(ERNIE has random 15 amp "romanc" white electrical wire poking through the wall of utility closet....& the wire that was under the rug is on top of the LVP in the main room.....)

Common area punch list needed but won't hold up occupancy—Marjorie can do it on zoom late Fri when she does #309

Paul Davis needs to be held accountable IF we sign off with a contingency or two. Marjorie: we can withhold payment until we have satisfaction.

a multi-unit loss like ours, 48 unit bldg, is TOUGH

Chad sent Nate, Erin, Marjorie a list of the punchlist items he is following.

(discussion of the Stuart Porter, #308, he was going back and forth with PaulDavis on cabinetry for his unit. He wanted work halted on his unit some months ago, as we recall,—BUT a "STOP WORK" can only come from the HOA because Paul Davis works for the HOA—. We didn't

feel that he had an unresolvable problem at the time, and he said he could work it out with PaulDavis, so we kept moving forward. He continued to move the work forward with PaulDavis on everything else in his unit- flooring, tile, etc, but we were unaware that the cabinet issue had not been resolved until he came to his first punch list walk through 1 1/2 weeks ago found NOTHING had been done about the cabinets (PaulDavis was awaiting his decision?) Porter said he was getting a lawyer—Chad didn't know! Marjorie didn't know... he had a problem with what was being put back in—had redone his unit just before the fire, so....)

Ernie: #302, with 2 parking places, is owned by a corporation—how many other units do they own? they plan to rent as a B&B—certainly THAT is not allowed as per our CC&Rs.

KEY FOBS—for lobby,—“to keep the riff-raff out” Armida can do it remotely—software—

there are physical keys for each unit door and the large ASSA key for the stairwells, and other main key areas.

transfer fee??? \$350

David—what is the specific language of the one year warranty—? what is the compass of it? send to owners. Armida will send out.

Need for two interim members of the board, now to OCT—

rules—board can appoint new members & then new board can choose which will act as interim president until owners mtg in OCT

Marjorie has done a difficult, an arduous, FABULOUS job shepherding us through!

dismiss

Note—an anomaly in #301 to address by Secklers: INEXPLICABLY PD workers TOOK OUT THE POCKET DOORS separating the bedrooms & bath, laundry for LM, leaving a 6 1/-7 foot opening in the wall that completely changes the living space & use—— WHY WAS THIS DONE? no explain, no permission—

a barn door on runners may fix it but should be paid for by PD

**This is a situation that can be submitted for possible repayment from any remaining funds (if any) at the end of the project. Get 2-3 bids from a handyman.