

Construction Meeting
August 27, 2020 at 4:30pm
Zoom/clubhouse

In attendance: Alysia Privrat, Kay Hust, Christine Ballard, Betty Belden
Adna Trnjanin KPS, Steve Mejia, KPS, Pamela Swearingen KPS (via zoom) and Jonathan Shelter
Building and Design

Meeting started: 4:30 PM

Jonathan with Shelter gave construction update

Building 25 will be painted towards the end of the next month, Plan to start painting middle of the month. Found some rafter rot (ventilation issues). Siding on 5725 is wrapping up. Did find outside 25A evidence of a small electrical fire a long time ago that appears no one has known about.

Luiciano Brothers is the painting contractor that will handle the painting. Middle of September to begin painting. Adna to send notice to alert homeowners of painting scheduled.

Electrical work will be done by Kaskis on the carports.

No injuries, no issue with strangers using port a potty other than the one time. No other issues.

Steve concerned about building 25 corner, might need backer board instead of caulking but other than that team/crew is doing a great job. Just need more crew members.

Options to do a walk through on off weeks without the contractor. Alysia used to walk through on off weeks with Jonathan, but Jonathan would prefer to walk through on the same day.

Working every weekend but taking Labor Day off for a 3 day.

No sprinklers on property – reported to be an issue from a long time ago. Board discussed in the past and decided full repair of sprinklers was too costly at that time.

25B 4-inch duct will need to be relocated to the roof, instead of the eve.

Next meeting: Sept. 8th at 4:30pm

Construction Meeting

Construction Meeting
August 13, 2020 at 430pm
Zoom/clubhouse

In attendance: Alysia Privrat, Kay Hust, Christine Ballard, Betty Belden
Adna Trnjanin KPS, Steve Mejia, KPS (via zoom) and Jonathan Shelter Building and Design

Meeting started: 4:40 PM

Status update from contractor

Painted the rails on a couple of units 5725.

Hoping to be done, but there's a lot more rot on the building. It's a bit frustrating because it caused a delay and the building facing that side of the road see more dry rot issues.

Been working on the weekends, its been working well.

We don't work full days but trying to catch up.

Electrical scheduled for 5729, on the 1st of Sept.

Decks completed on 5727.

Framing will be done by the 1st.

Roof getting torn off next week on 5725, siding is almost done. At the point to start taking roof off and putting new one on. Trying to have it all done before moving on, including painting.

Roof tear off will start with 5725 and will keep moving. New crew will be brought in for the roofs.

On 5729 we're still not done. We will start finishing the decks up.

5725A, roofs and paint are next but some siding to be wrapped up.

The truck got broken into. No significant volume of items missing or stolen and there have been no more trouble or issues. We find a few things missing as we move on, which is annoying in cases when we needed a tool but realize it's gone, but it's not a major issue.

All the decks should be done by September 1st.

On 5727 all decks should be done as of today.

Contractor waiting for the coils.

Contractor seems to be getting comfortable with the timeline, they will take precautions with decks, and roofs. They will likely need to do it in sections if there's heavy rains. November 20th is the goal for finishing the entire project, if all goes to plan.

Is there anything the HOA needs to be aware of, or board can assist with?

No, contractor is doing.

Steve

The facia board that was sticking out Jonathan took care of it.

There is still some board sticking out

Corner regarding tear off, how to protect decks, and contractor decide to place plywood over the top to protect the decks.

Steve wouldn't recommend that contractor works this weekend, temperatures expected to reach 100F. if contractor works, try to do early morning and beat the heat.

Contractor to verify if he will be working Labor Day- likely take the 3 days off.

Pool will be closed so it's fair game to start whenever on pool house, but it's not a priority at this time.

Next meeting 8/27/20 - 4:30

Executive session meeting

Called meeting to order 5:02pm

Quorum 4/4

Mary Unruh and watering issue

Board will walk the area around the units to define common areas, tape off and mark up the area. The gate should be installed, water is shared so there needs to be a limit and a line in how owners utilize water and resources.

The board is concerned how this will escalate and that there will be more issues.

Carol has been instructed to put some p gravel and some bark to assist with her backyard issues.

Alysia hasn't reviewed the contractor bill yet but will tonight and finalize approval, Adna will get everything ready to roll so it's good to go to accounting for payment. No reason it wouldn't be approved but wants to make sure.

Kasky will be coming out on the 1st to add a 4th camera to get it hooked up, to put on the building across from Alysia's building.

Insurance had to be renewed to avoid policy lapse, but we did have someone reach out from Farmers to offer to put together a policy and board will review. We will wait for the offer from Farmers and see if they had a better deal.

Alysia mentioned that county won't likely move into phase to open the pool. Betty, kay and Alysia agreed via email, Christine noted in the meeting that it makes sense to keep hopes for pool to stay open. Alysia asked that Adna apply for inactive permit to be filed for this year.

Meeting adjourned: 5:24pm

Construction Meeting
July 27, 2020 at 430pm
Zoom/clubhouse

In attendance: Alysia Privrat, Kay Hust, Christine Ballard
Adna Trnjanin KPS, Steve Mejia, KPS and Jonathan Shelter Building and Design

Meeting started: 4:35PM

Jonathan start with an update on the construction:

A lot of siding on 5725 started, expecting to be done with siding first building by 7th. On the first two buildings, they ended up with 7 of the 13 decks done, and 3 of the 4 back decks, Some more work needed but at least membranes are done. There is welding and tightening up that needs to happen then the siding will go above it.

Framing they're stuck on it, they're starting back up. The two carports are almost done, building 5729 C/D. they're still working on those, small progress made since they were pulled off but they're going back.

A crew member had injured himself, not at work, but had to send him home. 9 guys one day a week, and 6-7 rest of the week.

Started the handrails, all the steel has showed up for that.

Electrician need to locate the cover for 29. Car charge has not been installed yet, the carport is not ready on Alysia's. no preference on which wall, it would be easiest on the shared wall/more secure.

25 and 27 have electrical, not on 29. Decks need to be finished before they can wrap. The soffit is done on the carports on 25, not on the other units.

There were carport on 25 partial 5 out of 13 done.

Due to heat they'd like to start at 730, and out at 4. Heatwave is about to hit, so hot weather and could be dangerous. Everything over 90 is considered, if there's no shade, or on the roof/ladders, they should avoid being out. In the shade it's not a big deal, but dry heat causes dehydration.

As much as we like to get this done, we don't want to see someone hurt, Contractors to check with WA state law and check on heat wave laws.

Alysia clarified that it's better to start earlier and be safe, make sure no one falls off the ladder due to heat exhaustion or stroke. Try to move crew to less exposed areas in the

Christine, in the grand scheme of things, are we still on track, behind or ahead.

We are still behind, but we are not sinking back behind.

Alysia asked if the contractor had caught up since the shutdown.

Contractor: no, not really, trying to keep everything rolling. There's going to be a time when everything will catch up and be good but not right now.

Steve: for the number of guys there are, contractor is doing a good job and there's so much detail, even in just installing the siding, so you're doing a great job.

The soffit that was installed over the eaves, won't have padding, so it'd be good to install a couple of nails to keep it strong. Contractor stated that they need more than 2 nails in 8 inch.

The fascia board is popping, vertical trim piece should be cut so it can go flush, on 25. The contractor is aware of that and did that since venting was exposed.

Window is going to be installed in the clubhouse tomorrow 7/28

Alysia would like to move back to Thursday, so Brihtanni can attend 8/13 at 4:30pm

Adjourned: 4:54pm

Alysia called a quick meeting recap regarding an email that was submitted to Adna; Mary sent a notice that Carol had confronted her regarding water plants.

Kay had spoken with Carol. Carol showed Steve where the water is running, it's coming down the hill, but the water is running constantly for extended period of time.

Letter to Mary regarding use of HOA water, as the HOA pays for that. Not appropriate for her to have sprinklers running for more than an hour a day.

Christine brought up that monitoring this would be challenging, so starting out with benefit of the doubt.

The board wants to make sure that they're not participating in being neighbor police, but also trying to keep peace.

Adna recommended that hoa board focus on the rule being broken, not to get into it between two owners. It should be addressed per rule violations.

Christine recommends we address it based on the rules/CCR's and that we address it as we would address with everyone else.

That's a lot of water/resources wasted to have it running all day every day, it's understandable that some days we'll see increase due to heat temp increase.

Adna will check CCR's about resources being used.

Adjourned: 5:11pm

**Construction Meeting
July 14, 2020 at 430pm
Zoom/clubhouse**

In attendance: Alysia Privrat, Kay Hust, Betty Belden, Adna Trnjanin KPS, Steve Mejia, KPS and Jonathan Shelter Building and Design

Meeting started: 4:45pm

Window replacement approved for Vancouver Glass to complete the repair/replacements.

There was a lot of rot in the ? building.

The first building, 29 and 19, had dry rot. Even if leaving joists, contractor runs into problems right away.

Weather permitting process, all plywood has to go down.
Back decks are

We are doing soffits and carports 25A, 25C, they're working on B right now.

Contractor feels that he's about a month behind but has a good feeling about catching up and getting on track. Had one crew member let go, so unfortunately down a member, but still in a better position.

Any new issues that we didn't have previously - contractors did report any new issues besides what we've disused and seen over the life of project thus far.

Steve had a question about safety gear- need to make sure there are safety glasses, need to tie off, not sure if the crew members need masks.

Construction Meeting
June 29, 2020 at 430pm
Zoom/clubhouse

In attendance: Alysia Privrat, Christine Ballard, Kay Hust, Adna Trnjanin KPS, Steve Mejia, KPS and Jonathan Shelter Building and Design

Meeting start date: 4:30pm

Jonathan with Shelter Design reported that he has 3-4 new crew members that will be starting soon. Personal reference from other people. So, the crew members that are being trained are picking it up well.

In July we expect the unemployment benefits to run out and will start seeing interest hopefully.

On the 6th Joel is scheduled to come in, we will start on 25. On paperwork we look to be about 50% done, but beginning of July 4th will be about 3 months, and we anticipated about 6-month total. Technically, with shut down considered, we'd be about 50%. hopefully we have longer summer, dryer Fall would be.

Worst case scenario would be that we can't paint due to winter. We likely won't have to delay paint, will likely need to stick around work on vents. Its likely owners will be understanding of the situation, a lot of it is what it is and there isn't much we can do about it besides be patient and focus on getting it done.

Owners seem to be very understanding and besides little issue with parking, all has worked out well.

Crew members are back on site working, there were few injuries they've recovered from.

The sign on the curb, on the corner, there is a drawing of the complex, and new sign at the front, monument sign.

The calculations of the steel tubes

Signed off on the bill submission, check processed and received last week. Next bill is due July 9th.

Independence Day Weekend – Jonathan will let us know if he chooses to work July 3rd in observance. July 4th. HOA doesn't have any plans or work.

Meeting adjourned 4:58pm

Construction Meeting
June 16, 2020 at 430pm
Zoom/clubhouse

In attendance: Alysia Privrat, Christine Ballard, Betty Belden, Kay Hust, Adna Trnjanin KPS, Steve Mejia, KPS and Jonathan Shelter Building and Design

Meeting start date: 4:30pm

Pipe behind the clubhouse is corroded and causes leak, board will need to revisit this at the next board meeting.

Shelter anticipates that they will work on occasional weekends and sometimes until 7pm, will observe the quiet/business hours.

Adna to send notice to owners to take down items from walls, and remind them about extended construction hours.

Construction Meeting
June 2, 2020 at 4pm
Zoom/clubhouse

In attendance: Alysia, Christine, Adna, Steve and Jonathon

Meeting start date: 4:10pm

Jonathan gave an update on the roofing project.

Starting tomorrow, 6/3 we will have 7 crew members. Moving in right direction but not there yet.

Paper going up on first bldg. 25 in back starting sweeper system and deck.

Inspection with Cliff (architect), architect supervision team came out and signed progress off so far. Talked about scheduling couple of window tests in a few units. Putting windows in, couple more came in today.

We had someone shoot their finger with nail gun, not in the bone, mainly anxiety but he's ok. A crew member got vertigo but he's back today. The schedule is behind, but it can be made up, once we have more

We are about 8-9 weeks into project, September is creeping on us so trying to stay ahead of that. Just as long as can increase crew number we can make it up but Jonathan feels a little behind. Crew working full days.

Last week was rough, we have 5-6 guys but then they don't show up. Jonathan has ads up but needs skilled workers. Construction is back up but

Need framing crew, deck crew, and paper crew, and need to keep hiring more crew members because we are currently short. Has been stressful with shortage.

Parking is ok, everyone is staying off the grass. There is plenty of parking. Some residents have been parking in carports, but they have moved now. There never seems to be a lack of parking.

Kaski was going to be in but we have to have the decks on so they asked to reschedule.

(did not hear this part) Steve Mejia stuffer detail on the plant and was messed up on 25, in the short wall

From edge it's 3 feet, and 9 ft from center, so it's 3 feet off,

Architect has passed it and can write a letter if we need it. If county calls it out, it'll be good, but if they do, architect will send a letter.

Meeting ended 4:30pm

Construction Meeting

May 19th 2020 at 4pm
Zoom/clubhouse

In attendance: Alysia, Christine, Adna, Steve and Jonathon

Funds have been released from NW Bank, Adna will have Jean cut check and notify Jonathon for pick up

Starting on second building, crew member hurt himself with a nail gun on his finger. Started dry rot repair on 25-27 in the back, so crew can focus on the front. Once weather changes, decks would be next- putting them back on. Had 7 crew members, one didn't work out, and now down to 4 guys. I need to work the crews back up but also be able to manage them.

Electrician is coming tomorrow, scheduled on 27, June 11 we should be at 29. COVID19 makes it a little difficult because we have to keep distance so I can have 8 or so guys while keep them separate. Jonathon has been jumping in helping because skilled labors have been hard to find, it's been an issue for a while. No concerns though, it's moving along well. It's been raining more than expected.

One more window to put in at 29, so they can park back in their spaces. 5729 to be notified that they can park until the 28th in their carports.

Once the framing is done, they will move on to the decks.

Roofs won't be coming down for a while. All roof comes off, paper goes on and roof will go on, it should be about a month timeframe once roof is torn off. There will be some soft spots but there shouldn't be that much even with the leaks. We will know more once we get there.

Issues with owners – not really, just owners parking on grass which is where crews were parking but its not a big issue now.

Next meeting: 6/2 at 4pm

Construction Meeting

May 7th 2020

Zoom/clubhouse

4:30 pm

Reconstruction has restarted 4/28/2020. No hiccups, window and sliders going in 5725, rebuilding the decks. Sliders in the front and back. Need to pick up more guys

Only 5 guys on crew now, same guys as before. Been on site all week.

Keep track and keeping everyone 6 ft apart. Crews not wearing masks, only if they're going inside. During windows they mask and glove up and head out.

Owner paid Jonathon directly and he purchase the sliders and windows. Owners had a choice to get options they wanted or hire Jonathon separately.

Are owners rebuilding the decks in the back? Yes, that is an option outside of this project. Jonathon can pout concrete block for 200-300\$ but its currently on hold until it's done

All demo is done on all the buildings.

Now working on framing and drywall repair.

Do we have details on flashing around windows and doors? Yes.

Architect is there to follow up/inspect all parts of the project.

Are owners/residents staying away, responding each others space due to covid19 stay at home social distancing rules.

Bank has been challenging due to all the changes and want to invoices to match. Preferably no QuickBooks use, so there will be some changes in the process. Board will need to sign off on the invoices and approve prior to payment.

Anticipated end date, sometime in the fall at this point.

Steve will be going back out front.