

**Summit One
Board of Director's Meeting
via Zoom Conference
Jan 3, 2024 – Minutes – Approved**

ATTENDANCE

Remotely: Mary Jo Pinnell, Russ Satake, Bart Nisonson, Pam Anderson and John Hutchinson
In Person: Chris Black
Pioneer West: Diane Renfro

CALL MEETING TO ORDER

The meeting was called to order at 11am.

ESTABLISH A QUORUM

A quorum was established with all 5 board members present remotely.

EXTERIOR STUCCO & SIDING PROJECT

Chris Black joined the meeting and presented his revised budget for the exterior siding replacement/repairs for the buildings. The revision came after discussion with Board members regarding the replacement of some of the existing wood siding areas with stucco. Pictures were provided for reference to show the proposed areas. They are areas that won't be too visible and that will complement the building. The replacement from wood to stucco represents about 20% of the existing wood. The cost for repair and painting of the existing stucco is included in the proposal, but the cost could go higher if rot is found. The wood costs are based on AC Houston pricing. It was suggested that Chris get in contact with John Hutchinson's son as he is a lumber broker with Idaho Pacific Lumber in Boise and could possibly provide better pricing for the wood.

Chris plans to work with Applied Enclosure Consulting, who performed the assessment of the exterior in 2022. Chris decided it was wise to enlist his services for exterior clad drawings and specifications during construction. The proposed cost is around \$15,900 for the drawings with an hourly rate of \$240 for any needed additional charges, which Chris does not think will be needed.

After the contract is executed with Chris, he can start the permit process. Stucco and wood siding colors/stain need to be chosen as well, by the end of January would be ideal. Pam, Mary Jo, Bart and Russ have agreed to look at colors. They need to tie in with the existing roof color and railing. The drawings previously provided by Doty could be helpful as well. The color change will need to also be approved by the SVEA.

\$269,774.09 more is needed to complete the project, which would be divided amongst the owners and could be billed out in three quarters with the normal dues billing (May, August and November). This will be decided at the March budget meeting. The scheduled value of the project is \$1,442,856.50.

It was noted that additional weeks of mobile lift rental were added to the proposal. Chris is confident, however, that the project can be completed in 26 weeks, even if additional unexpected work is needed.

After Chris Black left the meeting, the Board discussed the proposal and the need to move forward. Russ made a motion to approve Chris Black's proposal. Mary Joe seconded, and all approved unanimously. Diane will contact Chris Black to let him know of the Board's decision to move forward and to execute a contract.

ADJOURN

There being no further business, the meeting was adjourned at 11:46AM MT.