

CBW Minutes 3/11/2025

Open Meeting 6:00pm

Present: Kevin Gregory, Rick Hunter, George Hefferon, Bill Brewer, Sherri Levin, Marilyn Blackhall, Jim Tometich, Mike Harrell, Judi Kromenhoek
Also present were Bill Hanson and Matt Willey

February Minutes: Minutes were approved with two changes. Mirko Restovik's fee is \$150 per hour and the wording for HO6 policies was slightly changed.

Organizational February Minutes: approved.

New Business: Foundation pier inspection and stamp approval status.
The engineer is scheduled to come to the property 3/18/25 so he can approve and stamp the drawings. Matt and Bill will meet with him.

Basement enhancement contract status. This project was approved by the Owners. Bill will draw up a contract with a detailed scope of the work. Jim and Bill will work together on the contract. The contract will include openings under buildings, 30" ventilation fans, doors and their installation. Electrical and basic lighting. Contract calls for two payments of \$79,954. and final payment of \$68,532. to be paid over 6 installments.

Handling necessary repair projects and how they should be approached in light of our renovation guidelines (Reno season April 1 to Nov. 1). Projects that are urgent should be addressed immediately but notification to neighbors is important. A general letter to all Owners should be sent outlining these guidelines. We will, however, continue to do spalling repairs as needed. Kevin and Mike will get a letter out to Owners.

Reno requests workflow - through the Facilities Committee first, then Board approval. Bill and Fac Committee with review and give recommendations to the Board. We have more eyes looking at projects realizing Owners need quick responses.

Landscaping needed at WW17 and WW23: there are large areas with bare soil. George will ask Alfred what should be planted in these areas and the cost. He will report back to the Board.

Grey water and fresh water in toilets: some buildings have shut off valves and some do not. 4 WW units toilets need to be converted to fresh water because of leaks but this is currently not metered. Give Owners who have converted toilets to fresh water a choice of having water metered or go back to grey water. April 1st in conjunction with railing inspections Matt will put blue dye in the grey water tanks and we will be able to see which units toilets are on fresh water. Decisions on how to bill this will then be made.

Unfinished Business

WWTP: Mirko filed his report, lots of information and list of recommendations. Re-apply for permit. We have to get safety supplies and have a place to keep them. OGL Mechanical (Denny) will try to meet this week and provide his recommendations. Hope to have a plan by next Board meeting. Need mapping, lines, manholes, lift stations etc. Put Mirko's recommendations on shared drive?

Grey water age and maintenance situation: Matt says it is easier to fix as they break and with the age they will continue to break. When we have a break, we update with shut off valves.

We need to get a plumber to give us a quote to get shut off valves in each building. Matt will follow up and report to Board at next meeting.

Status of roof repair & maintenance : Mike has heard from Roger Bressi (he installed roofs after Irma & Maria). Roger will power wash at a cost of 35 to 40 cents a square foot. This will show problem areas that we can repair. This is a temporary fix. Jim will put together a report. We did this under solar panels and also installed anchors on those roofs.

Declarations Correction: This did not pass when put to Owners. A lot of time and money was spent and we should focus on other projects at this time.

Finance Committee and Chart of Accounts work: the committee is seeking members. Chart of Accounts has hired an accountant to minimize the chart and make it easier to understand. Sherri wants to put this on next months agenda.

Employee Handbook: this project is close to being finished. Carla wants to circulate the revised version to the Board for review.

Security: Marilyn reports the guards are much improved and she has a daily report from them.

Meeting was adjourned at 7:40

WW18 Owners are being uncooperative regards to repairs in adjoining units. Rick will look into the situation and try to keep all involved satisfied.

The letter from the Board to all Owners regarding renovations will be worked on.