

**THE PLAZA AT WOOD CREEK
MEETING OF THE BOARD OF DIRECTORS
JANUARY 12, 2024
10:00 A.M.
CRESTED BUTTE & VIA ZOOM**

Present: Allen David
Sean Donovan
Phillip Miron
Scott Richards
Alex Summerfelt, Toad Property Management
Bart Laemmel, B2 Building Science
Butch Thomas, American Restoration
Brodie, American Restoration

Alex called the meeting to order at 10:05 a.m. and confirmed a quorum.

Bart introduced himself and said he had reviewed documentation for the project and also completed a site inspection with Alex. Bart said he had been in the valley since 1988, working various construction companies until he set up B2 Building Science which provided inspections or consultation roles. Bart said his hours on site would depend on the scope of work and the contractor or project needs. Alex said American Restoration had refined their bid for a project phased over two years. Alex explained the project documents were stored on the AppFolio portal.

Prior to the meeting Scott provided a list of questions for Bart and American Restoration. Butch said Martin & Martin had provided some information about concrete damage but the information was not detailed so American Restoration had provided a list of the quantities of materials required for the project. A detailed report would be provided after inspection but it was anticipated the quantities outlined in the bid would be pretty close and the Association would be charged for the amount actually used. The concrete damage would be dealt with differently depending on where the damage had occurred and the construction methods that would have to be used. Brodie confirmed the concrete work would be conducted by American Restoration and not passed out to Subcontractors.

Brodie said some balconies had been inspected and during that time a few spot repairs had been identified but no extensive work. The Martin & Martin report did not mention the walkway to the area near the grill/parking garage so the current report did not include that unit price. Butch would be able to provide a bid for that work. Brodie said concrete work had a one year warranty and their specialized crew would provide a high level of work. Brodie said concrete walkways benefited from a waterproof coating but that coating needed to be replaced on a regular basis to extend the life of the concrete. Bart explained the current walkway was an exposed aggregate and would benefit from regular water proofing. Bart said the surface of exposed aggregate was less slippery and just one of several different concrete methods used in the valley.

Butch said Phase 1 of the bid had addressed most of the horizontal work with the vertical surfaces part of Phase 2. Phase 1 would be more disruptive and dirty than the Phase 2 work. Brodie said American Restoration would like to be the only contractor working on the project even during the demolition stage which was still specialized work.

Butch explained the bid for the balconies included deck coatings and did not include an adjusting of the slope of the balconies. Some units had problems of water going back towards the building. Brodie said a unit price could be provided to rectify that issue. Alex said he would contact Vail to get information on which balconies had already had the work performed. Bart said there would be a benefit to address all parts of the balconies while the extensive work was being performed and a detailed scope of work needed to be prepared and presented to American Restoration so they could provide a detailed bid. Alex agreed to check if the balconies were a Limited Common Element and an Association expense. Bart stressed there was a benefit to all balconies being addressed as a balcony issue could have an impact on other units. Brodie said he would provide a bid for the 60 balconies.

Brodie confirmed caulking around all windows had to be performed on all windows to guarantee that the work was performed correctly.

It was generally agreed balcony railings would need to be removed so that correct drainage could be installed due to the existing installation of the railings. Alex said photographs of some balconies would be sent to Butch so he could review the installation.

Alex said there was some leaking around the chimney stack caps and Butch confirmed that could be included in the scope of work. Alex agreed to send a photograph of the chimney stack cap to Butch.

If American Restoration was selected Butch said they would be able to make a detailed inspection of the building and identify additional projects which might need to be addressed. If a decision was made by the end of January it would be possible for American Restoration to make the inspection and refine the bid. It was confirmed a phased approach would be selected and Bart confirmed it would be a large project and due to weather conditions a phased approach would be extremely beneficial.

Moisture damage on interior stairwells would require inspection to identify the cause. Alex said he could send some photographs to Butch.

Alex said he would contact the Building Department at the Town of Mt. Crested Butte to determine if a permit was required and how long the permit process might take. Bart offered to participate in any conversations with the Town.

Brodie suggested a 10% bonding cost be written into the bid.

Phillip thanked Butch and Brodie for their time and effort so far. Butch and Brodie encouraged the Association to reach out with any questions. Butch confirmed stucco would involve skimming/coating and not removing stucco.

Butch and Brodie left the meeting.

Bart said the American Restoration bid was more detailed than the bid provided by Ochs Brothers. Phillip said Larry Ochs would be in Crested Butte from January 27th and Bart and Alex said they would be able to meet with Larry on site. Bart said he would review the Ochs Brothers bid. Bart explained both bids lacked detailed information on how specific tasks would be dealt with.

Bart left the meeting.

How to structure special assessments for a project which might cost approximately \$2million was discussed. Owners needed to be notified as soon as possible so they could start planning.

Alex said the elevator floors had been done and Alex confirmed some mats had been ordered to be placed in the areas which usually became icy.

Alex agreed to prepare a timing schedule of the potential expenses and how much each unit could anticipate having to pay for the project.

Alex said short term rental guests had been leaving trash throughout the building during the holiday period. Some short term rental guests had not been provided with information of where to dispose of trash and dogs/foxes had been getting into any trash left outside. Alex agreed to research fining options if the rental companies did not correctly provide information to short term rental guests. Alex would give an update in February as he hoped things would improve.

Alex said Schindler had been out to work on the north elevator during the holiday period as the usual resets had not worked.

At 11:56 a.m. Sean made a motion to go into Executive Session in accordance with Colorado Statute 38-33.3-308 4B to discuss matters with legal counsel. Allen seconded the motion and it was unanimously approved.

At 12:02 p.m. Allen made a motion to leave Executive Session. Phillip seconded the motion and it was unanimously approved.

Alex said he would be away on vacation for two weeks from February 10th and Toad would provide cover.

Alex said April of Vision Accounting had been in daily contact with Vail and hoped to have financial information available in the next few days. A year end financial report would probably be available in February and it was anticipated that monthly financial reports would be available once the topics with Vail had been addressed.

Alex said he would communicate with Bart Laemmel, American Restoration and Ochs Brothers and report back to the Board.

At 12:15 p.m. Allen made a motion to adjourn the meeting. Sean seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management