

SRRE HOA Board of Director's Meeting

1.22.20

Meeting Minutes

Call to Order 10:02 A. M. on Wednesday, January 22, 2020.

Attendees.

- Doug D'Apuzzo
- Kim Hansen
- Ken Moore
- Hans Helmerich
- Mike Wright =Wright Angle Construction
- Matt Kooler =Kooler Painting

Peak Property.

Thomas Hein-Association Manager

Purpose of Meeting

- 1) Discuss the condition of the exterior barn logs (dry, cracking, checks) and twisting (S.W corner) causing large gaps between the logs where mice and birds have been living in.
- 2) Discuss maintenance of the exterior barn logs: staining, caulking, chinking.
 - a. Discuss if the maintenance should happen this year or can it wait.
- 3) Maintenance in relation to a barn vs. a home. Different levels of maintenance standards.
- 4) The Board wanted to further evaluate and do their due diligence regarding maintenance needs and consulted the contractor who built the barn-Mike Wright and a local painting contractor Matt Kooler.

BOD Meeting Results

- 1) Mike Wright comments and recommendations were the following:
 - a. Regarding twisting Mike said it is not uncommon for logs to twist as some have a spiral grain and as they dry out the log releases energy and spiral grain unwinds itself. The twisting is creating gaps between the logs and critters are living between the logs and they can cause severe damage too.
 - b. Mike Wright said the most important thing to do is maintain the quality of the logs to prevent them from getting to the point of no return. Cracks allow moisture to get into the logs and the moisture will accelerate rotting out the center of the logs. If the logs are not maintained, they can get to a point where you cannot seal them anymore and they become much harder to maintain. Water and sun are the two things that can damage the logs the most. A lot of snow sits up against the logs 6-7 months of the year and during the spring melt off water seeps in the log cracks.
 - c. Mike Wright said the south and west side logs are very dry and cracking around the log allowing moisture to get into them. Mike W. recommended every three years putting a new coat of stain and uv protection on the logs and maybe consider doing the south and west sides every other year. Mike W. recommended at the minimum get the south and west sides done this summer 2020 (caulk, chink, and staining) and it would be wise to get on a routine staining cycle whether it be every three years or sooner, but continue to monitor how the staining is holding up on the logs and the environment. The first staining project will probably take 2-3 coats of stain and in the future hopefully can back it down to 1-2 coats. The proper application process would be to brush in the stain to get it into the grain of the logs after the caulking and chinking is complete.
 - d. Mike Wright suggested installing wood trim or stuffing brillo pad in/at the areas the logs are twisting and creating gaps between the logs to prevent critters getting in and living between the logs.
- 2) Matt Kooler with Kooler Painting joined the conference call and commented and recommended the following:

- a. The barn's south and west sides take the brunt of the weather and uv exposure. Logs are losing their integrity and are developing many cracks and checks in areas where moisture can sit and collect. In the spring and fall because of rain/snow the logs will go thru freeze/thaw cycles which compromises the logs integrity. Matt's water test failed on the logs, whatever stain product that was on the logs is remaining in tint only, and no protection from moisture and sun.
 - b. Matt's was most concerned with area of cracking and checking where water can get in and affect the logs integrity. Matt recommended, soon than later, caulking, chinking, and then staining the logs and wood siding (batnboard).
 - c. Matt suggested completely doing the south and west side one year and the east and north sides next year if the project needed to be phased rather then doing it all at once.
- 3) The Board discussed the different maintenance options and decided to ask Matt K. to revise his proposal to do the south and west side next summer and north and east next year. The Board thought it was important to update the rest of the owners and decided to send out a letter informing them how the Board is handling the HOA's maintenance needs/requirements. No official decision was made, and no action taken.
 - 4) The Board had a brief discussion about Jim Barney's DRB response letter for lot 17. Doug felt a few items were missed on the letter from the review. This would get worked out during the revision process.

Meeting was adjourned 11:49 A.M.