

Majestic Plaza Condo Association
Special Meeting – Roof
May 13, 2009

1. The official meeting started at 10:08am.
2. There was a discussion regarding roof bids.
3. It was narrowed down to Jim Thomas Construction vs. WeatherSure
4. Vick suggested only replacing roof where it was most needed: Rocking Horse, Majestic Theater and the old roof on Acme Liquor.
5. Vick questioned what the weight per square foot was on the Majestic roofs.
6. Doug responded that roofs have many different phases and different load amounts.
7. David stated that the roof load was varying between 100-150 lbs per square foot.
8. Vick trying to find a way to reduce cost and not replace whole roof. Just patch up or replace the areas leaking the worst.
9. It was determined that Phase 2 roof should be fine for another 5 years.
10. Doug agrees that the roof above the residences, since they do not have leak issues, does not need replacing yet.
11. There was a discussion that WeatherSure included protective walks on the roof, and it was determined that whoever gets the bid should provide the same.
12. Doug reiterated that the areas that do not have to be replaced at this time are the areas above LeBosque and part of Acme roof.
13. Candy advocated for keeping the job local as opposed to outsourcing using WeatherSure.
14. Pinnacle did not respond with an estimate at this time.
15. Doug voiced his opinion that it is advantageous to have someone local if there is a problem.
16. Jim Thomas Construction and WeatherSure were both given good recommendations.
17. It was discussed that the final decision was up to the Board of Directors.
18. Vick and Tony expressed their preference towards Jim Thomas Construction if it meets WeatherSure's offer.
19. Vote was made to replace all roofs with the exceptions of portions above LeBosque and Acme.
20. Tony left meeting at 11:20am.
21. Work is to start mid-June.
22. A rough estimate is needed so owners can plan payments. Money to be put into capital reserve account, not to be commingled with operating funds.

Board of Directors Meeting

Call to Order at 11:53am

Board determined that everything was discussed in prior meeting and WeatherSure was to be granted the bid.

*Pinnacle Construction came in the following day with a bid that was approximately \$30,000 less than WeatherSure. The Board granted Pinnacle the bid.