

# Maintenance Committee Meeting Minutes

1/7/22

**Attendance:** Morris Bencini, Jeff Winsler (phone), Bill Horton, John Ollsen, Thurston Freeman, Peter Fehr

Meeting was called to order at 2:05pm by Mr. Bencini.

Mr. Bencini discussed the recommendation by Karins Engineering regarding the balconies to be rehabbed as part of the current painting project. The updated cost estimate provided by the engineer totaled just under \$130,000 for the initial 9 units identified and a further \$300,000 for units to be completed within the next 3-7 years.

There was discussion regarding the protocol used to determine the severity of the balconies recommended immediately compared to the drawings of the results of the balcony soundings previously performed.

It was agreed that the engineer needed to amend the report and specifically discuss the protocol supporting their recommendation in order for the committee to make a recommendation to the Board.

There were also questions posed regarding areas that are or are not being caulked including the door slab edges and the base of columns. Mr. Bencini will verify this scope at the next project status meeting.

A question was posed regarding the contract addendum and the change order already approved by the Board. Mr. Bencini stated that the addendum was executed and received by the office and that the only change order approved was for work on the "doghouse areas" on the roofs.

Additional comments were received regarding the punch list for the west side of Bldg. 2 and the status on unit 206. It was discussed that the NW and SW corners had been delayed due to winds and that these items would be followed up at the project status meeting.

A motion carried to reconvene the committee as soon as we receive the additional information from the engineer regarding the balconies.

The meeting was adjourned at 2:45pm

Morris Bencini – Treasurer