

ESW Meeting Minutes October 4th, 2024

Attendance: Present - Elizabeth Mennell, Abraham Vanderspaek, Jeff Hein, Mike Mallon, Sharon Parente, Adam Peters. Absent - Arjun Iyengar

The meeting was called to order by Elizabeth, seconded by Abraham. 4pm MST

Old Business:

1. **Window replacement status** - Adam Peters reported that window replacement is going more slowly than expected because our window company is contracted with other governmental entities (customers) to complete their work by certain deadlines or financial penalties will occur; hence, workers have been shifted to those priority jobs. Adam was assured by the company that, although ESW does not have such a stipulation in its contract, more workers will be placed on ESW project starting next week.

New Business:

1. **Frame replacement: price differential between single hung vs awning style, who pays replacement cost?** - Adam has located another vendor doing work in the Village (Advanced ?? - Todd) who has offered a better solution to replacing damaged window frames. Vinyl wrapped product as a single-hung vertical window vs existing awning style is significantly cheaper (\$2500 vs \$4500). Adam / Elizabeth proposed the following frame replacement policy which was passed unanimously by the Board: 1) A single hung vertical window will become the new standard when replaced due to both aesthetics and cost, 2) the HOA will pay replacement cost if there is damage in functionality to the window, owner to pay if elective due to aesthetic concerns, 3) given this overall policy as approved by HOA board, owner seeking approval to install new frame electively is required to submit for approval to HOA board only (not SVMA board).

2. **Noise/cost of separate refrigerator/condenser unit of ESW store** - condenser unit when cycling on/off over 24 hour periods creates noise when windows are open in summer months (per letter received from John Risner #311). Abraham provided notes (attached to minutes) that the unit is separately metered and paid by SVMA. However, no sound barrier material was placed around the condenser when installed to mitigate noise. Adam to bring this to the attention of the SVMA board and see what can be done.

3. **Outdoor car charging stations** - Adam concerned that charging stations in outdoor parking lot may be tapping into power supply coming from ESW. Adam will verify with SVMA that those parking spots are separately metered from another source and that ESW is not paying the cost; he will report back to the Board.

4. **Deck Project Update** - Regarding ESW units 101, 102, 201, 401. Dry rot on outside deck columns created both railing and deck problems. Repair is completed. Cost was \$35,000 (\$25K budgeted and \$10k unbudgeted). Adam to contact all 4 owners that repairs are complete.

5. **Other Twin Peaks Fall Maintenance projects** - Deck staining continues, all fire inspections completed during September.

6.. **New 3" water meter and PRV (pressure reducer valve)** - to be completed by 10/09/24. Actual cost was \$13,000 vs \$3,000 previously estimated by the water company.

ESW Meeting Minutes October 4th, 2024

7. **Aged Shower pans 1st floor hot tub in both men/women bathrooms** - water leaking through underground parking garage ceiling. Bottom sections of shower tile to be replaced with solid brown tiles so it looks like bottom basin, shower pans to be replaced. Cost for both showers - \$5700 (unbudgeted). Vote to approve action made by Abraham, seconded by Jeff, all others agreed believing that damage caused by water should be repaired asap.

8. **Adam to send year-end 2024 financials to Arjun asap.**

9. **ESW Building Insurance (Abraham to summarize issue and submit to Sharon for distribution to board members prior to next meeting).** Members agreed that another meeting should be scheduled soon to discuss in greater detail the building insurance issue.

Motion made to adjourn meeting by Abraham, seconded by Mike. 5:30 MST

Respectfully submitted,
Sharon Parente
Secretary
October 13, 2024