

Windchase CONDOMINIUM ASSOCIATION
Board of Directors, Special Assessment Meeting – February 12, 2019

(SA) Special Assessment Meeting called to order at 5:36 p.m.

Owners in attendance: 24 units/owners present

John Amentler, Don Ravinski, Hunter Whittington, Nancy Loy, Betty Wilson, Erika Staments
Alvin Boston, Chandler Whelan, Pamela Favre, Alan Kohe, Rose Konesak, Neil Smith., (3) Jorge Bonilla
Dale Jones , Keith Harrod (8)

Discussion and determination of the Special Assessment Amount:

John Amentler Don Ravinski, Keith Harrod presented an overview of the Roofs/Gutters, determination of all the buildings needing roof replacements. Specifications of the Roof Project was described to the owners.

Owners asked questions, architectural shingles for the roofs. Higher end brand Pristine, 50-year rated shingle.

All new plumbing vents, new vent product, sample shown, all in one piece. Scotch Guard shingle product.

Due to fire walls, ridge vents not allowed, power vents are in place now, they will all be replaced, with covers for the switch to be covered, (inside upper units laundry area) All vents being replaced.

Larger, commercial Gutters will replace the existing gutters.

April 1st goal to start the project. Benefit, current shingle price will be held for WCB.

Goal is to complete by July 1.

Keith presented the #'s:

Currently in Reserves, \$258,000.00 130,000 Roof 130,000.00 paint

Gutters, 2 quotes, \$50,000.00 Martins & Gutter Guys

Roof Estimate: \$438,000.00 plus Boots, 12,000.00

\$242,000.00 is what is needed 176 units

\$1375.00 plus change orders expected, recommending \$1500.00 per unit.

Keith stated this is very good investment for the property.

Board has worked very hard with new bidding with reputable roofing companies.

All agreed this project is very worthwhile for all, board has worked very hard.

Special Assessment statements to be sent and payment due by 3/15, to be paid in full by 4/30/19.

Notice to owners will be mailed to owners right away.

Keith Harrod, Motion to approve Roof/Gutter at \$1500.00 Special Assessment, Don Ravinski, seconded, all in favor.

Board stated, if an owner has a hardship in the due date timeframe, contact EPM accounting.

Meeting was adjourned at 6:10 p.m.

Cheryl Kelley

Etheridge Property Mgmt.

Property Mgmt.

