

Central Park Homeowners' Association
Board Meeting Minutes
May 15, 2018

Board Members in attendance: Susan Nordstrom, Cindy Shaffer, Rudy Mijo, Rae Marie Matelich, Barbara Thomas

From Community Association Partners: David Hummel

From Certa Building Solutions: Justin Barnhart

From Summit Reconstruction: Cameron Ellis

Association's Attorney: Jason Grosz

Homeowners in attendance: Bonnie Whitacre 12952, Maryalice Lidberg 12932, Skip & Fama Bressie 5162, Joanne Bratsch 5306, Tim & Leslie Boettcher 5304, Wayne & Barbara Hess 5316, Don & Andie Sangston 5134, Jolene Heitmann 12968, Donna Cook 12984, Mary Lou Prosser 12980, Howard Gandler 5164, Dave & Val Giblin 5166, Colleen Watkins 5136, Linda Hayes 5314, Jim & Char McCreight 12976, Suzanne Lackman 12992, Diane McClelland 5318, Ed Turowski 5330, Warren Steinberg 12948, Sorah Dubitsky 12884, Myra Siegel 12972, Fran Jones 12960, Laurie Niemela 12880

The meeting began, and the board moved out of Executive Session, at 5:30pm.

Important notice from David – the City of Beaverton will be on our property repairing a sewer line break in the common area, just east of the bridge.

Our attorney, Jason Grosz, discussed the project to repair our buildings. The lawsuit/class action suit brought in most of the money needed to correct the issues with the phase 2 siding. But there are many more repairs that need to be done in both phase 1 and phase 3.

A little background: the last phase 2 siding project took 4 years to complete. This was done in an effort to spread out the cost of the project. The board is trying to keep costs down, but repairs/re-siding is needed. Phase 2, and the 2 buildings at the south end of phase 3 must be re-sided. We don't have enough money to complete that work. We hired Certa Building Solutions to develop a scope of work, to set standards for bids from contractors.

Justin Barnhart from Certa: the goal is to restore our buildings to a level where they will be maintenance-free for 30 years, and more energy-efficient. The project would include new siding, new windows, new sliders, new gutters and downspouts, and possibly new exterior entry doors.

Phase 3 was built as single-wall construction. There has been extensive damage found, including structural damage. The plywood siding has deteriorated; stud-framing exposed to moisture. Extensive repairs have been made in the past, but it is inferior, and doesn't meet code.

In phase 2, sliders were cemented into openings, with no waterproofing. Some newer replacement windows had the flanges cut off, leaving no flanges to tie waterproofing to. Windows were screwed into framing, causing another area for water to cause damage.

Certa presented the board with 5 options as to which buildings/garages could be repaired now, and which could wait. For those buildings/garages with repairs that were postponed, aggressive reserving of funds would be required, to allow for their repair in the near future. The board is narrowing from 5 down to 2 options for consideration, and is taking time to research and analyze each option to arrive at a solution.

Financing: this project will cost roughly \$3.2 million. The true scope of work dollar amount will be provided to the board and the association at the next meeting.

Some questions from the open discussion:

- Are doors and sliders included? *Yes, but not screen doors*
- Will this project improve our earthquake resistance? *Not in the plan*
- What if we are considering adding a heat pump or air conditioning for our unit? *It would be good timing to do it during the project*
- Have non-resident owners been informed of this project? *Yes*
- How does the project affect re-sale values? *The seller would be obligated to disclose the special assessment. At present, it could depress the value by a large percentage.*
- What about windows that have already been replaced by the owner? *Newer windows may be able to be re-used; we won't know until siding is removed.*
- What about the new siding? *It is durable, comes pre-primed, will be painted, limited caulking is needed, spot-recaulking would be done with each paint cycle.*
- If the garages are not included at this time, what about the dry rot that exists now? *Dry rot on garages can be repaired on a localized area.*

The next steps:

- 1) the board decides the scope of repair
- 2) we hire Certa to create the schematics
- 3) get the final price from Summit
- 4) develop a project budget
- 5) apply for a bank loan
- 6) meet to adopt a serial assessment solution
- 7) sign the construction contract

It was moved and seconded that we begin the scope of repair on the entire project, through a contract with Certa (which represents 3% of the total project budget), and the approval of HOA counsel. Motion carried.

Minutes - It was moved and seconded to approve the minutes of the April 17, 2018 regular board meeting, and the April 24, 2018 interim board meeting. Motion carried.

Financials - Operating has \$6917.25; Reserves has \$141,497.68; CDARS has \$451,485.64. There were questions regarding bank being used for one of our CDARS accounts. It was moved and seconded to approve the April financial reports, pending FDIC status with the State Bank of India. Motion carried.

Manager's report:

- Discussed delinquencies. David will follow-up with the attorney, and send a demand letter.
- Plumbing issue at 5320 – water line leading to the unit will be repaired as part of a regular maintenance schedule.

Meeting adjourned at 8:50pm.

Our next meeting is scheduled for June 19, 2018, at 5:30pm.