

**TALL PINES HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING
Conference Call Meeting
05/27/2020 3:00pm MDT
CALL IN NUMBER: 712-432-0220
PASSCODE 7265713#
MEETING MINUTES
APPROVED**

CALL MEETING TO ORDER

The meeting was called to order at 3:03pm

ROLL CALL

Present: Joe Legnard (board), Jason Rehm (board), Chuck Yenglin (board), Chad Griffith (MCPM).

NEW BUSINESS

- **Discuss and Review Roof Replacement Bids**
 - Four bids were obtained to replace the roofs on both buildings at Tall Pines. Joe Legnard commented that it was important for the board to be diligent, ensure the scope of work is satisfactory and that the bids were apples to apples. Chad Griffith commented that obtaining four bids certainly satisfies the need to be diligent. Joe Legnard asked the group if they agree that using the same roof, gutter and heat tape configuration is the desire? Chuck Yenglin commented that he advocated for using a similar set up and not adding downspouts. Jason Rehm commented about the need to ensure water stay away from the buildings and that some water does melt off the roof and splashes the lower portion of the exterior siding. Chad Griffith suggested adding something to the siding in spring to protect the siding. Chad further commented that as it relates to gutters and expanding their use or not, the buildings roofs and gutter configuration and heat tape seem to be well designed for the building and have proven to be incredibly low maintenance, would suggest replacing in kind. Joe, Chuck and Jason were in agreement.
 - The four bids were discussed including price. The group agreed to eliminate the highest quote of the four. Chuck Yenglin commented that it was important to confirm start and completion dates from the vendor the group ultimately chooses. Chad Griffith commented that The Roofing Company (TRC) recently came back to us to advise if they were selected they would knock 4% off the total cost and would commit to starting in mid to late June. Chad Griffith further commented that its worth mentioning TRC installed the original roof and the re-roof that was completed approximately 25 years ago and the work proved to be of good quality with no known issues over the years. Joe Legnard commented that he knows clients that

have used both TRC and the other company bidding for roof replacements and both seemed to perform well so would be comfortable with either of those two groups. The board asked Chad Griffith for feedback on experiences with either group. Chad commented that TRC had replaced roofs at another HOA client that included nine buildings. TRC started on time, did a good job with daily cleanup and finished the project earlier than anticipated and the HOA and management company were pleased with their work. MCPM has not worked with the other vendor for a re-roof project and commented communication and follow up was lacking with that group based on recent experiences.

Joe Legnard made a motion to approve the proposal from TRC provided they would commit to the \$50,000 cost and timeline for start/finish of the project as previously discussed. Jason Rehm seconded the motion. There was no further discussion, the motion passed unanimously. Chad Griffith commented he would contact the TRC sales rep after the meeting to confirm their approval of the proposal and confirm price and timelines as the board requested.

Additional New Business: Joe Legnard asked if there were homeowner/s that wanted to do work around the property, would they be reimbursed for their expenses? Chad Griffith commented if the board approved a homeowner to complete work, such as deck staining, the owners in question would absolutely be reimbursed for any material costs associated. Joe Legnard and Jason Rehm advised they are looking to potentially stain the boardwalks and will submit receipts if they do. Chad Griffith advised if they needed any assistance to let MCPM know as we have maintenance staff that could assist too.

SCHEDULE NEXT BOARD MEETING

The board elected to not schedule the next board meeting. Will communicate as the roofing project is completed to determine if another meeting is warranted.

ADJOURNMENT

There being no further business to discuss, a motion was made and seconded to adjourn the meeting. The motion passed unanimously. The meeting ended at 4:03pm MDT.