

## Sun Creek Minutes & Notes from Calls from 10/25/2020 - 11/4/2020

There have been numerous calls in the last few months to discuss projects and options. Most ended with us needing additional information hence no votes were taken to be documented.

10/25/2020. John Logan, Leslie Ann Smith, Rochelle Jonswold, Joe Hickey and AB&C committee

- reviewed the Fire Suppression System and possible coverings for pipes
- update on enclosing garage
- Notes from Tom Horton for the ABC:

No alternative to hybrid system -- wet system in heated areas requiring boxed pipe runs, but dry system in unheated areas so insulation not required. This is because dry system has to flow downhill, that is not possible in units because of the variable ceiling levels in most units. Also, wet system heads don't corrode. PVC pipe and boxing in small wood beams is the most cost efficient and flexible. Garage enclosure and heating to 40 degrees becomes necessary at the same time, as wet system pipes that supply units above will run through it. This entails Garage door and doors at stairwell tops, opening out. Door will be secured with entry codes, possible automatic closure. West side transoms can probably remain open to meet temperature. Modest ventilation will be required. Proposed timing is to engage architect, design and secure city permits ASAP. Likely can be done and work started before Christmas holidays. Finish trim and painting in units will be part of the project and may be delayed until spring. If owners want bare unboxed pipes in units, there will be a means to choose that but it will not affect cost or schedule. Worst case if the fire suppressing system fails, has major delays or is cancelled --24/7 onsite watchman will have to be hired to monitor property.

11/4/2020 John Logan, Leslie Ann Smith, Rochelle Jonswold

- Courtyard Drains - unanimous Vote to approve cleaning the court yard drains and the pipes leading to the sewer.
- Approve adding repair of the cracks in the court yard track drains to the D & D contract to be performed in the spring.

11/4/2020 John Logan, Leslie Ann Smith, Rochelle Jonswold, Joe Hickey

- Progress report on enclosing the garage. Suggestions to add transom windows if possible but the garage door and windows similar to the court yard picture windows to the area where the rail overlooking the driveway currently is.
- Joe is investigating options for the snowfall on to the stairways on either side of the gazebo.