

Minutes, Suncreek HOA Mgmt. Committee, 06/15/2021

Attending via Zoom: John Logan, Rochelle Jonswold, Tom Horton, Chandra Gremler

Called to order at 12:30 pm

Earlier today, Rochelle, Tom, Chandra and Clint met with Travis from MSS to review the garage air handling system. Loose ends to tie up include grates to be installed on outside air ducts, various warning signs, sharp edge protection, and locks for access doors. Unit will need periodic service/inspection, and this will be added to the current MSS snowmelt system maintenance contract by PMA.

Chandra reported the garage door is still expected to be delivered at the end of June, but the contractor has been unresponsive on installation date and details including delivery location.

With air handler ducts finished, Clint will begin work closing the west side transom vents. He will remove ironwork, frame with metal and cover with siding material that resembles the current exterior. He will need material storage room in the parking lot for this and his fire suppression finish work. Chandra will work with PSPOA to secure this.

Chandra reports the contractor for stairway enclosure has been unreachable by any means, schedule and status of permit is unknown. She will keep trying and will check with the city on permit status.

Summit Fire Protection is still talking to the fire marshal to verify the new engineer stamp requirement for permit. Materials arrival is imminent, and Chandra is working with PSPOA for parking lot storage space. Despite rumors of material price increases passed through with contract amendments, no notices or bills have been received from Summit. HOA will focus on getting the work completed, and letting lawyers sort out prices later if needed.

The contractor for courtyard seal coating proposed an unacceptable method requiring no occupation of A level for 3 days. This is contrary to the method used earlier on B & C levels and Chandra will work with them on realistic alternatives. There may also be a problem with having to eliminate moisture leaks in the slab before proceeding.

Bike rack research was reviewed and will continue, with the aim of using the empty space next to parking space B7.

Flood insurance legal requirements and quotes are still being explored by John, Rochelle, and Chandra. John reports that Utah law apparently does not require HOAs to have flood insurance regardless of FEMA designations.

New items: Fencing off the electric breaker/meter area with leftover bike cage fencing will be pursued. Measurements need to be finalized. The photo sensor for garage lights near the air handler is unnecessary, and new lighting in the area would be useful, and will be explored with an electrical contractor.

Adjourned at 1:45 pm