

ALL SEASONS

CONDOMINIUMS

All Seasons Condominiums HOA Meeting Notes September 7, 2022, 5:30 PM (MST) Via Zoom

I. Call to Order (17:37 MST – Norma Reichlin)

II. Establish Quorum

ASHM

Brian Bartholomew HOA Maintenance
Manager
Austin Guymon HOA Administrator
Mike Howe CFO

Board

Rob Flowers 107
Carl Hogan 306
Norma Reichlin 307, 308

Homeowners

Sandi Behnken 207
Jeff Cook 204
Steve Edwards 106
Doug Farr 103

Avery Flowers 107
Michael Hagues 105
Alexandra Henderson 203
David Hogan (Proxy) 108
Sara & Von Krebs 201
Randy Marker 102, 104
Adrienne McNamara (Proxy) 205
Rob Montgomery 209
Anne & Harlan Podber 309
Dave Powers 305
Tony Salay 210
Jaron Santelli 304
Janice Schade 206
Karyn Shelly 101
Sandy Williamson 301

- A quorum was established. 83.46% of ownership was represented at the meeting. 23 units were represented: 21 in person and two by proxy. Four units were not represented.

Rob Flowers, Head of the Building Committee presented an Update on the Deck Project and need for an additional special assessment. The purpose of the presentation was to inform owners of increased costs and changes in scope on the deck project resulting in the need for an additional assessment of \$425K. The presentation is attached to these minutes.

Projected costs increased from \$1.33M to \$1.77M. This includes the addition of an All Season's HOA general contingency of \$100K for unplanned expenses. Gores budget also includes a contingency. Changes in costs and components are detailed in the chart below, (page 11 of presentation):

Total Effect Of Changes – Project Cost Estimate \$1.76mm vs \$1.33mm

			Total	
Original Construction Budget			\$1,329,742	
Budget Components	\$ Original	\$ Revised	\$ Change	% of Change
Deck planks	\$68,750	\$149,350	\$80,600	18.3%
Guardrails	\$92,288	\$232,320	\$140,032	31.8%
Labor & general requirements	\$321,685	\$369,243	\$47,558	10.8%
Cost of paints & preservatives	\$88,815	\$134,650	\$45,835	10.4%
Other Elements of Gores Construction Bid	\$411,720	\$411,720	\$0	0%
Construction allowance	\$98,326	\$129,728	\$31,403	7.1%
Design, engineering, const. admin, survey, legal, permits, etc.	\$108,158	\$141,351	\$33,192	7.6%
Additional items not included in Gores bid	\$140,000	\$101,750	\$(38,250)	(8.7)%
All Seasons general contingency	\$0	\$100,000	\$100,000	22.7%
Total	\$1,329,742	\$1,770,112	\$440,370	100%
% Change			33.1%	
Revised Construction Budget			\$1,770,112	

Comments, questions, and discussion:

- Labor rate remains the same. Labor cost increase due to adding private balcony railings
- Prices will be locked in as soon as we sign a contract with Gores.
- Rob Flowers confirmed new railings are part of the scope of work, as the current railings do not meet code.
- Jim Kessler said that J2 Building Consultant's sources indicate that building material costs are up 30% YTD.
- Originally 8" x 8" columns were specked - now changed to 12" x 12" columns more in-line with scale of the deck.
- All Seasons contingency of \$100K included in case of unforeseen costs.
- The budget does not include new paint for the building.
- The pool area improvements must be postponed.
- J2 has vetted Gores Construction and worked with them in the past.
- All Seasons HOA Management will manage the assessment bank accounts.

- Invoices will first be approved by J2, then by two Board Members, before making any disbursement out of the assessment account.
- If the contractor needs to reach into their contingency, they must ask permission before drawing (known as an “approved change order”).
- ASHM and the Board will follow Gores recommendations for maintenance on the new deck.
 - Brian Bartholomew (or other ASL maintenance personnel) walk the property daily and inspects it weekly.
- J2 stays with the project from beginning to end, bidding, managing contracts, and performing construction administration.
- This project is scheduled to begin in April 2023; the project should last roughly 28 weeks, weather dependent.
- Gores has turned down 5 or 6 opportunities to bid on other contracts for next spring/summer in an effort to prioritize this project.
- There will be a 10-day window where units will be difficult to access—access will be difficult but not impossible.
- Homeowners will be periodically updated throughout the project.
- The permitting process is underway.
- Randy Marker explained that he will not be directly enjoying the renovations, as he owns two ground-level units. However, he supports the improvements due to the increased property value.
- Wood in the decorative peak will be stained to match the new columns.
- Gores will conduct one more walkthrough in 2022 before the snow flies, specifically on the third floor to assess and address any potential life-safety issues.
- The Building Committee is currently working on a reserve study. Reserve Studies:
 - Assess the building and component’s conditions
 - Identifies replacement intervals and costs
 - Matches up costs against current reserves
- The assessment vote was taken by roll call and all attending in person and by proxy voted in favor of the \$425K assessment. The assessment was approved by 83.46% of the ownership. There were 0 no votes.
- Meeting adjourned at approximately 7:00 p.m.