

HOSHI TERRACE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 15, 2007

Present: Via Telephone Conference

Chuck Shaw-President-Unit 13
Joe Sherwin-Director-Unit 1
Emily Williams-Director-Unit 11
Aleta Combs-Director-Unit 29
Scott Raven-Director-Unit 25
Spencer Williams
Peter Quenzer
Tony Laurian

Discussion on the subject of pipe break and flood at Unit Number 4. It was determined by Summit Plumbing that the water distribution line in the building burst and cause flooding in the lower level of Unit 4. John crawled under the building, shut off the water and reported the condition to Chuck Shaw. Chuck Shaw called Tony Laurian and Kinney Carpet Care was sent to the property early Sunday morning to dry out the lower level of Unit 4, remove the existing pad and subsequently reinstall new pad and carpet. Joe Sherwin mentioned that there is an opening in the chase under the front units which allows cold air to penetrate. Joe Sherwin thinks the solution to freezing pipes is to heat the space in addition to insulating the pipes.

MOTION: Made by Chuck Shaw and seconded by Scott Raven. The Board of Directors has instructed Selective to obtain a bid from Ryan Walker to insulate the pipes under Units 1, 2, 3 and 4 as well as 7, 8 and 17. The Board has also instructed Selective to obtain a bid from Summit Plumbing for the installation of a gas only, milli volt, system to heat the space underneath the respective units. Motion passed unanimously.

Discussion then centered on the extent of damage in Unit 4. At the time of the meeting a bill from Summit Plumbing had not yet been tendered to Selective.

MOTION: Made by Chuck Shaw and seconded by Aleta Combs. That the Association pay the commercial reasonable charges for drying the carpet and replacing the pad at Unit 4 and any damage sustained by Unit 1 as a result of the pipe break in January. Prior to paying the invoices, the amounts will be subject to review and approval by the Board. Motion passed unanimously.

MOTION: Made by Chuck Shaw and seconded by Emily Williams. The Board of Directors hereby adopts the following house rule:

"During the winter months, from November 1 to April 1, all thermostats in all units will be set at a minimum of 50 degrees. No exceptions. Should a homeowner fail to heat his unit and thus cause the pipes to freeze, said homeowner will be financially responsible for any and all damage that results from the ensuing flood." The Board instructed

Selective to send this notice to all homeowners and post it on the Association web site.
Motion passed unanimously.

Discussion then moved on to damages sustained by Units 1 and 4 as a result of freezing pipes and subsequent flooding. It was generally agreed that neither the owner of Unit 1 or 4 were responsible for the freeze.

MOTION: Made by Chuck Shaw and seconded by Aleta Combs. That the Association pays for reasonable charges incurred, subject to Board of Directors review, said charges to cover plumbing, water extraction and other repairs incurred as a result of the water damage. Motion passed unanimously.

Discussion then moved on to the subject of exterior repairs for the building. It was determined that the railings on the building no longer conform with the American with Disabilities Act (ADA), Douglas County ordinances and building insurance requirements, as a result the railings must be retrofitted or replaced. Also the wood trim on the decks and the building needs to be sanded, painted and repaired. Estimates range from \$500 to \$800 per unit to complete the railing repair... It was determined that since the Association is facing major expenses for repairs of the building, it would be necessary to levy a special assessment in the range of \$500 per unit. The following are the maintenance items discussed at the meeting:

1. Repair and retrofit railings (Exterior)
2. Replace the interior carpet (if the budget permits otherwise delay to 2008).
3. Sand and repair and repaint the wood trim on the exterior of the building.
4. Replace all the original sliders on the western elevation of the building.
5. Replace the siding on the western elevation of the building. On hold due to cost, continue to re-seal known points of water entry until siding can be replaced.

Chuck Shaw stated that he had obtained bids from various vendors, including Lakeside Glass, Home Depot and Lowe's. The "weeping system" of the windows was discussed as it was affected by high altitude and the fact that this system was not designed to collapse in specially outfitted high altitude windows.

MOTION: Made by Chuck Shaw and seconded by Aleta Combs. That all windows on the western elevation of the building be replaced. This will exclude those units which had already replaced their sliders. The cost of the windows and installation shall be borne by the individual owners as required in the Hoshi Terrace CC&Rs.

There was a question as to whether the heat tape covering the water pipes was working. It was determined that it was and that the freeze occurred at other places not covered by heat tape.

In closing the following tasks were assigned:

1. Obtain bids for caulking and insulating water pipes at the western and eastern elevation of the building- Selective

2. Obtain a bid for a milivolts gas heater system to keep the crawl areas warm during freeze periods- Summit Plumbing-Selective
3. Obtain bids for the upgrade of the railings- Chuck Shaw and Aleta Combs
4. Obtain painting bid –Chuck Shaw and Aleta Combs
5. Obtain bids for slider replacement on the western elevation of the building-Chuck Shaw

Selective was instructed to notice the Annual Homeowner Meeting for April 21, 2007-03-27

Meeting adjourned at 3:05 PM.