Pheasant Lake Townhome Association
May 2, 2015 1:00 PM
Special Board of Directors Meeting Minutes
Location: Bench area at the south end of the lake

I. The meeting was called to order at 13:00 Hours by President Tom Krippel.

II. Board members present: Tom Krippel (President), Beth Murphy (Treasurer), Jerry Spehar (Vice President and Secretary) and William Dziallo (director). Not present: Deborah Gardner (director).

III. Home Owners present: Julie & Jorge Carbajal (8822 Bluebird), Cindy Belinski (8826 Bluebird), Sherleen Karchut (18206 Mockingbird), Diane Connelly (18227 Hummingbird), Anita Rogich (8809 Bluebird), Carmella Sommer (18144 Mockingbird) and Jennifer & Reid Stoner (8820 Bluebird)

IV. Homeowners’ Forum: Not Scheduled

V. Meeting Agenda: Tom indicated that the only agenda item for the special meeting related to the resolution of a dispute with the roofing contractor of the siding replacement component of the contract.

A) Beth and Tom related the events that had occurred to date, as follows:
   (1) Per discussions held by Beth Murphy with Dustin Rager from Lang Home Exteriors (roofing contractor), Dustin indicated that replacement of the section of the siding with the gable vent for one model type in the complex was not covered in the roofing contract or specifications under the premise that they did not abut a slanted roof. However, Beth noted to Dustin that the walls in question abutted the roofs, which would be covered under the contract, since the abutted roofs did not have to be slanted. Beth later reported this difference to Scott Adler from EPI who held follow-up discussions with Dustin. A meeting with Scott Adler, Dustin Rager, Tom Krippel and Beth Murphy was held on Tuesday, April 28, 2015 to discuss the roofing contract dispute. Dustin Rager noted that the November 2013 original bid from Lang for the siding replacement portion of the roofing project included Lang’s specifications for the siding replacement, which indicated replacement of siding on sided walls that abut a slanted roof. However, the board revised its 2014 roofing project bid specifications to include replacement of all siding that abut the roofs, without any qualifications that the roof be slanted, in order to properly replace all flashing per the roofing bid specifications. Dustin indicated that Lang’s bid for the siding portion of the contract included only walls that abut slanted roofs and that the bid amount did not change between their original November 2013 bid and the August 2014 bid submitted, resulting in the contract awarded to Lang. Beth Murphy identified another location on a different type of unit where Dustin confirmed that the siding abutted the roof, but the roof was not slanted. Dustin stated that Lang had not planned (or included in its bid) to replace the siding in the locations for the 2 types of units, but agreed to charge Pheasant Lake less than the material and labor costs (and not include profits) for this additional work. The additional siding cost quote provided by Lang for the 20 units involved was a total of $8,600. Dustin Rager also confirmed that with
this additional siding work, the scope of the siding replacement portion of the roofing project would be as follows:

1. The only siding that is not being replaced at the front of all units is the siding above all of the garage doors. Otherwise, all other siding at the front of all units is being replaced.
2. There is no siding to be replaced on the end of any building because the siding on the side for any non-ranch unit at the end of a building does not abut the roof (and end units that are ranches do not have any siding on the side of their units).
3. For the rear of the units, none of the siding is being replaced that faces you directly if you were standing in the back of the unit (for example, the rear walls facing west for units on Mockingbird). However, siding that is on the sides of units in the middle of the building do abut the roofs and will be replaced; for example, for the units on Mockingbird, any sided wall facing north and south that is not at the end of a building will have their siding replaced.

Rather than getting involved in a legal battle and have the roofing project come to a complete halt, Beth motioned that the $8,600 Lang quote for the siding work be accepted. All attending board members agreed, and the additional $8,600 cost was unanimously approved.

VI. Jerry motioned to adjourn the meeting, Beth seconded the motion. The board unanimously approved. The meeting adjourned at 1:25 PM.