

## **MADWA BOARD MEETING**

**Tuesday, July 10, 2018**

Present: Tom MacGibbon, Rosanne Miller; Bob Kaufenberg (approx. 4:00); Nicole Doeden, Omega Management; and by telephone Cullen McDermott, Allstar Construction

Meeting began: 3:10 p.m.

**Storm Repair, overview:** The quality of the work must be top.

Cullen will communicate through Omega to ensure nothing falls through the cracks.

Cullen will send reports of the next week's schedule and the past week's progress.

Cullen will post notices prior to spray painting.

### **Storm repair, Status:**

-Windows and doors are complete

-Fascia is complete

-Multiple attempts at repair have left the floors of the Sturms (# 2283) beyond repair. Allstar will pay for flooring replacement. It has offered a bid to the Sturms, who can hire a contractor of their choice.

-In May, Bob and Carol Kaufenberg's home (2307) was the test for the siding trim (metal corner pieces) and foundation flashing. The work was approved.

-On July 2, work on siding trim, foundation flashing, and side vents began with the odd-number houses.

-Because of chips in the Hardie Board siding, American Family Insurance has verbally approved painting of elevations facing west. Painting will be scheduled to follow trim to allow all painting to be finished at one time. Since written permission is slow in arriving, Nicole will contact Wayne Rackow.

### **Storm Repair, Items Remaining:**

-Foundation flashing

-Deck skirting

-Vents

- Replace boards with screw holes due to boarded-up windows
- Painting of:
  - west elevations
  - siding that had been damaged during the work on foundation flashings
  - adhesive tape from window plastic
- Cleaning or painting siding smudged by shingles
- Fixing items damaged during the repairs, e.g., a deck rail dented by falling ladder
- After the foundation flashing and painting is complete, garden gravel will be returned to position

-Cullen will create a punch list for each home. Damaged gutters will be included. Because normal wear and tear could cause damage to downspouts, he is leery to include them.

### **Storm Repair, Unique Items:**

Cullen doesn't have HVAC authority. Rather than cutting and replacing a damaged furnace pipe, he plans to clamp a new product around its base. He plans to cut off the top of a chipped plumbing pipe. The board disagrees with these proposals.

Some roof vents have missing pest screens. To prevent a fire hazard from drier lint, Cullen typically removes screens. He will have someone put screens in bathroom vents. The board thinks screens should be in all vents.

Sometimes problems arise from work done by contractors hired by homeowners who received a payment from Allstar. The property owners should talk to the contractors who did the work.

Allstar will need reimbursement from the association for payments it made to individuals.

### **Other:**

Nicole will ask Horticulture Services for a report on the water flow in each home's 'office' garden. The technician had recently checked those drip lines.

We will sign a contract with Horticulture Services for 2 shrub trimmings this year.

Nicole left at 4:55 and the board met Karen and Bob Sturm. The board recommended that they get a few floor bids, evaluate them, and submit the information to Allstar.

The meeting ended at 5:10