

Mt Aire Gardens

April 25, 2024

Board Meeting Minutes

Call to Order: 6:06 pm

Attendance: Roque Alderete, Dave Jarrett, Christopher Rowberry, Leslie Freidal, Ethan Bosshardt from the HOA board

Review Minutes from the last meeting: **approved**

Review financials: **approved**

Items of Discussion:

- Pool - should the pool open this year, or should we save the money to go toward roofing expenses? Pool is about \$15,000 per year to run it. Suggestion to turn in the pool key to get \$50 back if pool closes for more than one season.
 - Board **approves** keeping the pool closed down for the 2024 year. North will need to notify everyone. Board would like to use the language similar to...
 - Due to unexpected roof repairs, and in efforts to reduce or eliminate the need for a special assessment, the board has decided to keep the pool closed for the 2024 season. This will save the community approximately \$16,000.
 - Shelby will talk to legal about if the board can make this decision without owner input.
- Board **approved** taking the tarps off of the walkways at this time. Will look into options for the future such as plexiglass that could be left up all year.
- Discussion on increasing the cost of the washers and dryers. At this time the board **approved to** not change the cost.

Maintenance:

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Concerns:

- Roof leak in unit #58 plus previous leaks
 - Best Choice Roof Contractor
 - Plan is to take some core samples to see what is happening under the decking. Confident on overlaying the product. They guess that the scuppers are the issues. Will have a better idea once they have a core sample. He would plan to redo the scuppers as well.
 - They would put foam board down as the base insulation layer, then a TPO membrane. They would create a cricket in between scuppers to get 2% slope into scuppers for draining. Heat welded around penetrations. Seams will be mechanically fashioned to ensure a complete seal. Different ballgame if have to take off any of the existing decking.
 - To save money, they would inspect the current layers to make sure they can install over the existing roofing. If there is moisture or issues underneath, that will revise the bid and what would need to happen.

- Foam would not count as an additional layer, so we could do multiple layers.
- Current roof has 9 layers of felt and coating. Would take samples where the water is standing and patch it back up the same day.
- This company could do the shakes and the scupper drains as well. Due to the slope, it will need to be a higher grade shingle.
- Board approved him to do the core samples and do a full bid for the shingles and scuppers and downspouts as well. He said he can build it all into the cost.
- EC Solutions - Easton
 - No need to remove the old roof. Huge time and cost savings.
 - The product is liquid applied, then expands and hardens into a 3 pound density foam. They can go over the top of everything and seal it. It is hard enough to walk on it. Similar to concrete. On Top of that is elastomeric. There is a 10 year and a 20 year warranty. This protects it from deterioration. Every 10 years it needs the coating to extend the warranty.
 - You can do a 10 or 20 year warranty. The 20 year is about half of doing 2 10's. The difference is just how thick the coating is.
 - AC's are on platforms, and some conduit and piping. Most of it would be lifted up and they would spray underneath it. Satellite dishes they would deal with while they are up there.
 - It is possible to create some drainage toward the scuppers. They can eliminate some of it. Material is so water tight, they do not care if it is pooling on the roof.
 - Scuppers looked fine, but they have a backflow issue. They are not sealed correctly so it is going back and flowing where it meets with the tar. Their product would seal around it.
 - They do not do shingles or shakes.
 - Parapits. They foam all the way to the top of the parapet and seal it at the top.
 - Product has been around for about 30 years. Flat roofs can be TPO (pool liner), EPDM, or tar paper roof or foam.
 - The product typically does not fail, it is usually due to a person going on the roof for ac etc and damages the top.
 - Only a week to do the work. They would need to cut into all of the bubbles and make sure they are dried out. F250 and a 25 foot trailer. He would want to be on the east side of the big building ideally. In the easement.
- Board approves to move forward with getting the core sample from BCR.

2024 Goals:

- Fix the concrete on the pathways and near the stairs.
- Paint the laundry room floor and fix the cracks.
- Paint the parking lot stalls. Do asphalt first and fix potholes.

- Fix the parking lot – add a new coat of sealant.
- Replace the wooden shingles with newer shingles, or siding.
- Paint the entire building.
- Replace the mailboxes.
- Fix the swimming pool and its flooring.
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Completed:

- Replace the furnace in the laundry room ■
- Install a sump pump in the laundry room to prevent future flooding ■
- Check and replace the fire extinguishers (as needed) ■

Future Business:

- Talk about parking options for people using the parking lot that don't live there
- Changing the pool area to something different.

Meeting Adjourned: 7:55 pm

Next Meeting: **Next Meeting TBD**