

Red Canyon Townhomes Association  
Board Meeting Minutes  
Thursday, February 1, 2024, 6:00PM MT  
Via Zoom

MEMBERS PRESENT VIA VIDEO CONFERENCE CALL: Mario Giarratano, Chad Roberts, Susan Flock, Deborah Hannon, Michael Lavery, Skylar Hertzfeld and Daniel Milchev

ALSO PRESENT VIA VIDEO CONFERENCE CALL: Will Hymes, Managing Agent; John Cona of Cona-Criterium Engineers; and Sara Thurston McNeill, Secretary to the Meeting

- I. Roll Call. With all seven Board members present via Zoom, a quorum was established. Will Hymes called the meeting to order shortly after 6:00PM.
  
- II. Revised Roof Replacement Project Bid Sheet Presentation. John Cona then addressed the Board and shared his updated bid spreadsheet. After the last Board Meeting on January 18<sup>th</sup>, Mario Giarratano and Michael Lavery reached out to some Front Range-based roofing contractors and received a bid back from Bull Dog Roofing.

John included the Bull Dog bid information in his spreadsheet, noting that he still recommends DCPS as the top-rated bidder based upon a direct comparison of the bids, using his specifications.

Michael Lavery then addressed the Board and asked that everyone review the Bull Dog bid carefully. He explained that there were some “value engineering” options included in this proposal, including a different shingle made by Certainteed and a different ice and water shield product (Resisto). By using the other products, about \$61,000 could be reduced from the bid price of \$916,000. In addition, Michael suggested that gutters and downspouts be removed entirely from the proposal (\$107,000) and the association could choose to install these in 2025. By removing gutters and using Certainteed shingles and Resisto ice and water shield, the net bid price for Bull Dog could be trimmed to about \$748,000.

After the last Board Meeting, Chad Roberts reached out to DCPS to see if they could reduce their bid price. As a result of that conversation, DCPS trimmed their

price and they brought their bid down to \$899,583. The gutter component of their proposal is \$58,903.

The Board discussed the value engineered specs provided by Bull Dog in detail with John Cona. The Board also discussed the pros and cons of installing new gutters and downspouts at the same time as the roof is replaced. Michael and Mario disclosed that they have no prior experience working with Bull Dog, nor do they have a vested interest in this company.

After detailed discussion, there was consensus for John Cona to revise his request for proposal document and send it to both DCPS and Bull Dog for updated bids. There was consensus to not go back to Umbrella, Turner Morris or JK for revised bids since their initial bids were either much higher or incomplete. The revised RFP will include Certainteed shingles and Resisto ice and water shield. The Board also asked John Cona to determine what large-scale projects Bull Dog has completed in the mountains. He will request that both contractors provide an estimated number of weeks needed to complete the project. It was duly noted that the Bull Dog bid specified a lifetime workmanship warranty; John Cona will determine if this was a typographical error.

Once the revised Bull Dog and DCPS bids are in, management will schedule another meeting with the Board.

- III. Adjournment. There being no further business to come before the Board, the meeting was adjourned at approximately 7:32PM.

Respectfully submitted,

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Secretary to the Meeting