

Red Canyon Townhomes Association
Board Meeting Minutes
Thursday, February 15, 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 and Revised Bid Sheet Presentation. John Cona then addressed the Board and shared version #3 of his updated bid spreadsheet. This is a side-by-side comparison of the value-engineered bids from DCPS and Bull Dog.

John Cona reviewed the bids from the two finalists, noting that there were some differences, notably the Bull Dog bid did not include safety anchors and the DCPS bid included \$21,000 in heat cables and \$12,000 more in gutters and downspouts. The Bull Dog proposal includes a lifetime workmanship warranty, provided that Bull Dog is engaged to conduct all roof snow removal services. The DCPS proposal includes a five-year workmanship warranty; during that period DCPS would need to be used for all roof snow removal services to maintain the warranty. The DCPS final bid came in at \$870,000 and the Bull Dog final bid came in at \$798,000.

John Cona asked the Board for a decision on the contractor, and he excused himself from the meeting at 6:41PM.

The Board then held discussions regarding the bids with all Directors given a chance to weigh in with their opinions.

There was a MOTION: TO ACCEPT THE DCPS BID AND MOVE FORWARD WITH THE ROOF REPLACEMENT PROJECT IN 2024. The motion was seconded, and a vote was taken. Four Directors voted AGAINST the motion and three Directors voted FOR the motion. The motion did not pass. It is duly noted that Michael Lavery voted against the motion, as did three other Directors. Michael agreed with Daniel Milchev that more research was needed.

There was a MOTION: TO PROCEED WITH THE ROOF REPLACEMENT PROJECT IN 2024. The motion was seconded, and discussion continued. At this point in the meeting, Daniel Milchev lost his connection. A vote was taken, and all six remaining Directors voted FOR the motion. Michael Lavery commented that he believes it is not imperative to undertake the project in 2024.

Management offered to set up interviews between the Board and each one of the final two bidders so that the Board can gather some more information.

There was a MOTION: TO RENDER A DECISION ON THE CONTRACTOR BY MARCH 1, 2024. The motion was seconded and then the date was amended to MARCH 14, 2024. The motion was seconded and carried unanimously.

- III. Adjournment. There being no further business to come before the Board, the meeting was adjourned at approximately 7:46PM.

Respectfully submitted,

Secretary to the Meeting