

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 8/6/18 Ad Hoc Council Meeting

ATTENDEES: Ed Bernhard, Mary Lee Ely, Karl Greutz, Richard Skilton, Bob Zink

This ad hoc meeting was called by President, Karl Greutz to finalize the selection of the roofing contractor for the replacement of the roofs on buildings 1 and 2 – units 607 – 612.

The meeting was called to order at 9:00 AM by President, Karl Greutz.

Council initially requested and received bids from 4 roofing contractors for this project. They were Bachman's Roofing, Building & Remodeling, Inc; KPI²; Lemus Construction, Inc.; and JS Roofing, LLC. After reviewing all the proposals Council eliminated KPI² and JS Roofing and invited Bachman and Lemus to meet with Council and to then revise their proposals based on those meetings and the final specifications presented to both at the meetings. Both companies came back with revised bids that included removing and replacing all 24 skylights and pricing for re-venting all bathroom fans out through the roofs to bring them up to current East Goshen Twp. building code. After reviewing the revised proposal and working with consultant Chuck Shank, President of Roof Services Company, Council selected Bachman for the job and Karl signed the contract at today's meeting. It is anticipated that Bachman will be able to start this project during the last week in August or the first week in September. Pending good weather, Bachman said the project should be completed in two weeks. Karl will notify Bachman and Lemus of Council's decision.

At this meeting Council also reconfirmed its decision to require that all 24 skylights in buildings 1 and 2 be replaced as part of this project so as to keep Bachman's 20-year roof warranty in force. Not replacing the skylights would void that warranty. The HOA and the unit owners will split the cost of the new skylights on a 50/50 basis.

"Council also reconfirmed its decision to have the bathroom fan venting in units 607-612 brought up to current East Goshen Twp. building code during this roofing project if it is determined that they are not currently code compliant. Each unit owner will pay for the venting in his/her unit at a cost of \$75 per fan vented.

Regarding the Elastomeric coating of the stucco on buildings 1 and 2, Council has directed Richard Skilton to get updated bids so Council can select a contractor and get the job scheduled for ASAP after completion of the roof installations.

There being no further business, the meeting was adjourned at 10:30 AM.

Respectfully submitted by Bob Zink, Secretary.