

Buccaneer Place Meeting Minutes

03/04/2015

- Members present:
 - Max and Sharon Walker
 - Mary Klebs
 - Nan Elliot
 - Lisa Fitzpatrick
 - Bonnie and David Swanson
 - Kirsty Schultz
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- 6:47 p.m. Review meeting minutes from 11/20/2014
 - Made amendment to meeting adding in comment about each units individual responsibility of asbestos
 - Bonnie made motion to pass meeting minutes from 11/20/2014 with the above discussed amendment.
 - Unanimous: aye
- Started discussion on Siding
 - Kirsty:
 - #1 polymer lap siding
 - #2 steel lap siding
 - Swanson:
 - Wants low maintenance
 - Wants durability
 - #1 polymer lap
 - #2 steel lap siding
 - Lisa:
 - Wants lap siding
 - #1 steel w/ foam backing
 - #2 polymer lap siding
 - Polymer is a newer product, so it hasn't survived the test of time
 - Exteria has higher fade factor than steel, so if you need to replace it, you'll have to a piece that doesn't match
 - Max
 - Likes the look of the shingle
 - Doesn't have a preference of material (polymer vs steal vs natural wood)
 - #1 Novik is preferred
 - #2 exteria
 - Nan
 - #1 shingled look with wood on a panel
 - Shakertown, cedar valley
 - Doesn't want to redesign the architecture and thinking lap siding will look like one big wall.
 - Wood is time tested and looks warm
 - Klebs
 - #1 vinyl siding with insulation on the back. \$3.80/sqft. Has a good warranty.
 - Wants upper portion of building to be something that is durable, cost effective. Wants something more attractive on the bottom.
 - #2 steel siding
 - Gary started talking about each having separate design on the three buildings, no more than 25% of building can require maintenance, condo association will take care of that maintenance moving forward.

- How would we deal with future maintenance? Can each unit pay for their own maintenance?
 - Would we lose control over our liabilities if each building was taking care of their own maintenance?
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 - If we opted to have individually maintained buildings, we'd likely have to redo the bylaws.
 - Redoing the bylaws would be \$6000-\$8000 to make it a home owners association.
 - Dave wouldn't want to be responsible for the upkeep of other buildings.
 - Kirsty agrees with Dave about the not wanting to be responsible for the upkeep of other buildings.
- Gary made motion: each individual building can determine what type of siding they want to put on their building with the idea that 75% is maintenance free and 25% will require maintenance. The design will be approved by BCA, the materials must be 25+ year warranty, and the condo association will assume responsibility for maintenance the entire building in the future (each unit is responsible for the cost of the initial upgrade). All upgrades will be completed by 9/2016. All contractors will be approved by the condo association prior to installation of siding.
 - Nan: second
 - Discussion:
 - Bonnie: if someone has a bad contractor put the building material on and it requires high maintenance cost, then the other buildings would have to cover that. That's not fair.
 - Kirsty: we should either each pay for own maintenance, and the condo association would have rules on upkeep to ensure people didn't let their places go, or each year a unit should be allotted a certain amount for upkeep and if you don't require the upkeep you get paid out in cash.
 - Sharon: Need clarification on the warranty comment in the motion. 25+ year warranty? Material warranty or installation warranty?
 - Bonnie: call to question
 - Nan and gary: aye
 - 4 nay
 - Motion did NOT pass
- Kirsty made motion: each individual building can determine what type of siding they want to put on their building. The design will be approved by BCA and each individual building will assume responsibility for all future maintenance of the siding (each unit is responsible for the cost of the initial upgrade). The bylaws will be rewritten by no later than December 2015. Upgrades do not have to wait for the bylaws to be rewritten prior to the upgrades taking place.
 - David: second motion
 - Sharon – we lose an economy of scale if we don't do it together?
 - Gary – we wouldn't see a huge cost savings by doing them all together. He confirmed by talking to contactors
 - Max – if we step away from a common design and common material that we all agree on, then we step into quicksand as far as problems and upkeep of other peoples buildings.
 - Bonnie called question:
 - David: aye
 - Klebs: nay – doesn't think this is the way a condo association is supposed to operate

- Lisa: nay
 - Walkers: nay
 - Motion did NOT pass
- Sharon: what if we had a list of materials we choose from and everyone could do what they wanted within those 4 materials?
- David: what is we had Liz draw two designs, and we had to pick from one of those two designs?
- Kirsty made motion to replace the siding this summer and have part of the material be polymer lap siding and part of the material be polymer shake siding. We will have Liz present two proposals to us (of which we have to pick one). One bid will have a main color of dark brown and one bid will have the main color of dark grey (ebony). Liz will choose the coordinating materials color. Liz will present different options for small accent pieces to go around high traffic areas such as walkway.
 - David second motion
 - Discussion:
 - Gary wants to know what the price of the project will be.
 - Lisa wants to know if we are including insulation
 - David says we are voting on the look of the building, and each unit can decide on the insulation later.
 - Bonnie called question:
 - Kirsty aye
 - Walker aye
 - Swanson aye
 - Nan (per mary) nay
 - Gary nay
 - Motion DID pass.
 - Lisa to contact Liz and get two renditions put together ASAP.
 - We will meet again once Liz has two renditions for us to choose from.
- Meeting adjourned 10:00 p.m.