

American Meadows Condominium

Meeting Minutes

May 10, 2018

Present: E J Ukoidemabia, (President) H M Delgado (Vice President);
C Peace (Treasurer), and Trevor Martin (Maintenance
Contractor)

Next meeting: To be announced

I. Announcements

1. At 6:02 p.m., the AMCA President, Vice President, and Treasurer along with the Maintenance Contract performed a walk-around inspection of the AMCA complex buildings and grounds.
2. The purpose was to gather information about the conditions of each outer unit and to prepare an assessment to finalize the budget needed for repairs and to present the results to the homeowners during the 2018 annual homeowners' meeting.

II. Discussion

The inspection began on the south side of the complex and concluded on the north end of the complex.

1. Roof

- a. **Association's part-** The firewall between each unit is no longer into code. To bring this up to code a special kind of sheet rock called M2 5/8 Type X needs to be put in the roofs at the firewalls and physically attached to the bottom of the roof. The problem is that the materials won't fit through the access door inside the unit. The solution is to make a temporary hole in the roof and go down. This will both allow the workers access to the roof big enough for materials, but since they are going top down they won't need access into a private home.

b. **Home Owner's Part-** Several of the units have black ABS pipe coming out of there roof that needs to be fixed. On these units you'll notice 2 pipes coming out of the roof, one "J" shaped and black, and the other is straight and black. These two pipes are the air intake and exhaust for the home furnace system. The black ABS exhaust pipe over the years breaks down as opposed to PVC (white piping). When it breaks moist exhaust from the home seeps into the attic space (common area) causing roof damage and mildew. Since this is a pipe that only affects that one specific unit and the furnace it's attached to it needs to be addressed as a preventative repair by the homeowner. Homeowners can

i. Allow us to fix it while we're in the attic space anyways doing the fire core repair. They would be charged separately but it gets the work done all at once.

ii. Fix it themselves with their own contractor by X date knowing full well if it breaks and damages the roof having known it needs to be done they will pay damages too. Wait at own risk.

c. *Some attics also had moisture/mildew problems. Will need to be fixed.*

2. **Crawl Space-** Crawl spaces are also out of fire code and potentially contain mildew/moister issues.

- a. Blue foam board is exposed which should not be, the plastic flooring isn't attached to the walls and should be, the right kind of insulation is an issue in many units. If the foam insulation were to catch fire, it would not burn, but it would give off a noxious poisonous gas that kills. These are the fire code issues that need to be addressed immediately to maintain our safety and Association insurance policy.
 - b. For the heating/moister issues it sounds like the block foundation is a sponge for moisture and for heat. The solution to this is to coat the walls with a Hydrostatic Membrane mud. Locking in heat and moisture out. Particularly important for units where the foundation is underground and sits directly next to moist ground. 4 units can be done in a day if planned right.
3. **Roof Aprons-** Roof aprons particularly on the upper entry way apron need to route water away from the siding through use of flashing these deflectors are particularly important as well as a potential upper gutter system on units 10, 20, 80, and 70 where the snow sits in this area longer.
 - a. **Special-** unit 7640, and 7670 sidings are ruined by water damage and will need to be replaced. The only thing on the other side of the siding is drywall per fire code.
4. **Asphalt water issue-** Unit 50 has a water issue. The water from the downspouts is seeping between the asphalt in front of the garages and

the foundation causing blue foam board insulation to pop up and to be exposed to the elements.

Solution is to direct water away from homes. We need to place a hinge extension on the bottom to create a 90 degree pivot for downspouts.

Doing this will allow maintenance to lift them up and out of the way when they plow and mow. Currently they are being removed and then never replaced leaving water to drain unto the home area. Replacing these spouts with hinges all over the association will direct water away from homes and solve water issues. The flashing here will also need to be fixed.

5. **Unit 80 Water Drainage Sump System-** Unit 80 has a \$22,000 sump system that drains water from the crawl spaces of all 4 units. This water comes every year from the hill above and behind this building. This system also disposes of the water from the downspouts. Outside the last end unit closes to the mailboxes is the sump pump housed in a wooden box. The wood box being next to a parking space has been hit several times resulting in the dislodging of the pipes for the sump system and causing it not to drain properly. Over time the water had nowhere to go but under the end unit washing away the substrate holding up the front porch. This porch as sunken on its eastward side, due to the washed away substrate holding in up.

Solution is to remove this space as a parking space and create a

greenbelt to be used for snow storage in the winter. Leaving it as a snow dump still allows a place for snow while limiting the number of vehicles that could potentially damage the expensive sump system. Additionally, a concrete barricade (a bollard) will be erected in front of the wooden box to prevent further vehicular damage. The same barricade (bollard) will be erected in front of the mailboxes that have been experiencing the same type of vehicular hit and run scenarios.

6. **Fencing-**

- a. The fencing behind unit 50 is rotting. These boards sooner or later will need to be replaced. Any place trees or shrubs from across our property line invades/damages our fence will need to be cut down.
- b. The west facing fence perpendicular to Boundary Road is newer but needs to be sealed on the opposite side. The property line leaves us 6" to 8" to step over and apply the sealant, but where that is not possible a wand rod can be used when the owner on the other side does not allow access.

7. **Sewer cap-** due to frost heaves the caps are no longer flushed with the asphalt ground, meaning we need to have the pipe cut and the sewer cap replaced.

8. **Trees-** Several trees along our fence line are either too close to buildings or are from across our property line invading our space and potentially damaging fences or roofs. They need to be cut.
9. **Signage-** Municipality requires home addresses to be visible from the road. Additionally, the business/purpose of the homeowner's association is to maintain its property values. As such a large set of "American Meadows Condominium" signs are to be erected in the landscaping areas by the front fence entryway. This will allow fire/police/emergency services an easier time to find our homes, satisfy the muni's request, and appearing welcoming to potential buyers.

III. Roundtable

Last was the budget. Sounds like Snow's Management will present a budget and the backup to questions will be our manager. But, in short it sounds like there are 30 units in the association paying a HOA dues at \$384 a month. If all 30 units pay monthly that is, \$11,520 a month in revenue or \$138,240 a year. Currently we have no delinquent houses, though we still have 2 foreclosures with administrators bringing their accounts up to date. Of that monthly amount, our overhead is Trevor *(Maintenance Contractor), The Management company (which includes; management, CPA/accounting, and lawyer), and out utilities (Enstar-gas, AWW-sewer, garbage & water, and a little electricity from Chugach Electric Association CEA). Anything after expenses goes into reserves, usually into specific reserve accounts for specific projects (x amount being saved for roofs, x amount being saved for landscaping, x amount for whatever).

*Trevor is our contractor of choice. He works on at least 2 other homeowner associations, so he has plenty of experience. Additionally, he has a rapport and “medical record” with this association (began with the Association in late 2010). He knows enough about our history to know of previous problems and how they were fixed and why. When one unit comes up with an issue he may have seen it before in another and is aware already. His cost is averaged over 12 months. He charges the same in the winter months as he does in the summer months. So in the winter when he’s more active he’s essentially earning less per/hour while in the summer when he may be less active he’s making more. It’s the same if not less (emergency charges) we’d pay if we paid him per trip but averaged over 12 months. Additionally, by being constant over 12 months he’s available 24/7 over 12 months, and not just when we pay.

IV. Adjourned

At 7:30 p.m. Thursday, May 10, 2018.

Essien J. Ukoïdemabïa

AMCA President