

SHADOW CREEK CONDOMINIUM ASSOCIATION
Special Meeting of the Board | April 2, 2020
Minutes

Board Members Present: John Martin, Gary Waggoner, Sharon McClew, Kathy Wegner, Greg Pavlich and Joe Zamudio
Bob Wegner also attended as a Maintenance Committee member.
Helen Cartwright represented Creekside Community Association Management.
The meeting was conducted online through Zoom.

The meeting was called to order at 11:00 am. A quorum is present.

Agenda:

Sewer repair project:

- Background
- Assessment & conclusions
- Next Steps & logistics
- Communication with membership
- Working with governance protocols

Elevator modernization project:

- Noise concerns

Date for next board meeting

Background:

Over the last several years we have been doing regular clean outs to mitigate the effects of a sag or belly in the line beneath the front porch of building 315. This is no longer a working solution.

John and Bob have met with Garvins Sewer Service seven times over the last three weeks, dealing with leaks, assessing the system with scopes and completing a detailed inspection with their master plumber, Matt Troiano.

Assessment & conclusions:

We were aware of the belly/sag underneath the porch area. The condition of this has now worsened. We have also identified a second problem area to the west of the porch. Regular cleaning is insufficient to keep these lines flowing and a new solution needs to be found.

The master plumber from Garvins is proposing installing a new 92 foot long section of sewer pipe which will bypass the damaged sections, by going around the porch area and joining up with the main outlet in front of the east side of 315. This will necessitate the removal of 4 trees, and some shrubs as well as moving some large rocks in the landscaping. It is anticipated that this project will cost in the region of \$50,000.

Other options that were considered but rejected for reasons of cost or practicality were: Connecting the east side sewer pipes to the west side inside the garage – the elevator mechanical room is in the way making it impossible; installing a pumping station in the front landscaping – this would be double the cost and also involve damage to the grounds; Boring a new pipe in the existing location under the porch – this has too many unknowns regarding conditions under the porch and is too small a job for a boring contractor.

The possibility of completing the sewer re-routing in two phases was not considered with the contractor, but can be discussed once we have their proposal.

Next steps:

Garvins are providing a proposal in the next week with detailed costs for the work. Helen will contact Reinholt Tree Company and Green Spaces and John will contact Absolute Electric regarding ancillary work.

The board discussed whether more bids are required, as would be usual practice for a project of this magnitude. There are issues relating to the urgency of completing the project and around minimizing exposure of board members, and other residents, to multiple contractors during the COVID-19 pandemic. Garvins is a reputable contractor and we have a long standing relationship with the company. Another option to ensure that we are taking the correct approach would be to hire an outside consultant to review Garvins proposal. We will also be sure to get Sam Maphis's expert opinion of the proposed work.

The maintenance committee will develop a project plan, which will take into account multiple contractors working around each other, including the elevator technicians who will be on site for 3 weeks.

The board will need to consider the impacts this will have on the Association finances and strategies for funding the project. We can discuss this at future board meetings and in conjunction with the 2021 budget discussions later in the year. Based on current information, the board does not anticipate the need for an emergency assessment.

Communication with owners:

Sharon will draft an initial memo for owners to prepare them for what will be happening. As plans become settled, we will maintain regular communication.

Governance protocols:

The maintenance committee only will guide the planning of this project and will bring details to the board for approval.

Elevator Modernization Project:

The contractors have been starting work at 7 am, with no noise allowed until 8 am.

Artamis has requested that they keep noise to a minimum between 9 and 11 am, as this is when her daughter does online school (as schools are closed due to COVID-19) and needs to be able to communicate with her teachers. Sharon will check in with Artamis about possible solutions and Bob will communicate specific requests to the TK workers directly.

Next board meeting date:

The next meeting will be Tuesday April 14 at 2 pm, through Zoom. Once we have the Garvins proposal we can also meet specifically to review this at the end of next week.

The meeting adjourned at 12:30 pm