

**Out Run Condominiums Homeowner Association
Board of Directors Meeting – Roof Q&A for Members
May 23, 2024**

Call to Order

The meeting was called to order at 4:01 PM by President Jonathan Ferrell.

Roll Call

Board Members Present:

Kevin Adams
Char McAlpin
Jonathan Ferrell
Adam Moore
Alenka Vobornik
Dusty Demerson

HOA Members Present:

Gary Cook
Jeff Mikos
Steve Barfknecht
Mark Yaklich
John Card
Andrew Brennan
Louise McAlpin
Torey Mullen
David Todd
Jaime Gorsich
Bryan Smith
Libby Smith
Martin Zubek
Bud Malone
Rokhshie Malone
Laura McCarthy

Management present:

Mountain Home Management; William Laird, Annalise Smith, and Juliana Spinella

Axtell Mountain Construction: Jim Averill

Jonathan Ferrell provided an overview of the roof project and how Axtell Mountain Construction was selected to proceed with the work. Ferrell explained completing Aspen and Birch this year would provide the groundwork for the remaining roofs. The current roofs and decking will be removed, insulation added to the appropriate areas, built back up, and a new double locked

standing seam metal roof installed. In effect, portions of the roof will be considered “cold roof” with increased air flow and reduced moisture risk. Averill gave a visual presentation of the proposed plan. Averill explained the attic space is clean which means the moisture issue is in the roof’s top layer.

Jeff Mikos inquired about late fees incurred from late payments due to owners not having paid their assessments. Ferrell explained this would be handled on a case-by-case basis, but owners agreed it was most fair to split fees associated with late payments amongst owners who have delinquent assessments. The board would make this decision as necessary.

Char McAlpin inquired about the roof’s efficiency with a cold roof. Averill explained it will be more efficient than before because of the internal insulation. Laird explained how the insulation is going to be layered inside to benefit the heating and cooling system. Louise Brennan asked if the roof would create more heat in the summer. Laird explained how the insulation will work better keeping heat in during the winter and keeping the heat out in the summer.

Gary Cook asked about the 5-year warranty. Averill confirmed the warranty for labor is now 5 years. Andrew Brennan asked for clarifications on labor vs. materials warranty. Averill explained that there is a 50-year warranty on the metal, sealing, and paint, and 5 year warranty on Axtell’s labor putting the roof together.

Louise McAlpin asked if the color choice changes the building temperature and if a color had been selected. Averill stated the color wouldn’t change the internal temperature of the buildings. Ferrell says the board was planning to use the color currently on all buildings. Management and members discussed metal wrapping and color transitions. Members agreed that if the color would not affect temperature, a darker color should be considered for better contrast. The board asked about metal color samples.

Dusty Demerson asked about the benefits of wrapping the soffit and fascia in metal. Averill and Laird explained those areas on the buildings would never have to be painted again and everything would be fastened and secured to the new metal roof. The soffit will be integrated into the ventilation system as well. Another discussion ensued regarding metal colors and an option for selecting a different color for the roof and then the soffit and fascia. Smith pulled up a photo of a building for a visual presentation on where the metal would be wrapped.

Steve Barfknecht asks about shortening overhang and if that affects snow fall onto decks and possibly windows. Laird confirmed the decks and stairs will still be covered, and there should still be a foot of overhang for protection for everything else. Barfknecht asked if the price for the project had been negotiated. Ferrell stated the scope of the project has been adjusted multiple times and the numbers have gone up from the original estimate. Averill stated he was more than willing to work with everyone and if he exceeds his anticipated profit margin on these two buildings, he will credit the amount to the remaining buildings.

Cook inquired about the due date on assessments and Smith confirmed the current due date is still May 31, 2024. If any owners cannot have their assessments in by this time, they should reach out to Smith to set up a payment plan but with the delay in start dates, there is some flexibility.

Andrew Brennan inquired about the time frame of three years and if there is a chance to speed up the replacements. Averill stated he is confident in the timeline. The rubber membranes on the roofs will be the saving grace for the remaining buildings. Mikos asked if the new roof would help with the shoveling expense. Averill stated the double lock system will reduce damage done by shoveling. With there being no further questions for Jim Averill, he logged off the meeting.

Libby Smith would like to know if this project will affect insurance premiums. Smith will ask the agent. Jamie Gorsich would like to know why the association didn't submit this as a claim to the insurance carrier. The board and Mountain Home Management explained that two years prior, the association was dropped from their previous carrier due to filing too many claims and there would be a high risk of being dropped if they made a claim of this magnitude, but they can inquire about it.

Mikos commended Mountain Home Management for their work and efforts at Out Run throughout the last few years.

The board discussed a plan for the color selection and assessments. Smith explained there could be an additional assessment required due to the change in the insulation plan for the project. The board discussed using some funds from reserves.

Alenka Vobornik made the following motion:

Motion: To adjourn the meeting

Seconded: Kevin Adams

Vote: Unanimous approval

There being no further business, the meeting was adjourned at 5:45PM.