

Board of Directors Meeting
Sunset Point
February 22, 2024
9 a.m.
Zoom

Members present: D. Russell, Guy Rogers, Mike Hart, Rich Zins, and Judy Johnson
Manager: David Roberts

Other: Artisan Roofing

The meeting was called to order by President Russell at 9 a.m.

David Roberts introduced Nathan Graph(owner) and J.D. Barton from Artisan roofing. J.D. and Nathan were seated in Robert's office and joined the zoom meeting. Nathan gave the board much information regarding roofing materials and what he believed was the best for the area. He gave information on different materials and highly recommended class four synthetic tile manufacturer by Owens-Corning in Denver or Portland. Beginning in March this tile would have a 25-year warranty with a 15-year warranty for wind damage. It can withstand hail and can be walked on. These shingles weigh approximately 300-400 pounds per square foot versus concrete at 800 pounds.

Nathan gave an estimate of \$64,000 for phase two which included removing all the tile and installing the Owens-Corning synthetic single. Phase two would take approximately 4-5 days. Nathan would like to find someone to use the old tiles rather than put them in the "dump".

If elected to use concrete tiles the cost would be approximately \$93,000 for phase two. These tiles do not have the 25-year warranty nor are they "hail proof".

Question asked regarding gutters and rainspouts. Nathan recommended that our HOA contract with a company that is their business...such as a local company that did gutters on phase one.

Rich Zins stated, " it appears to me that architectural product is the way to go". Duration flex is what we viewed however duration max is a step up – being ¼ inch thicker.

Question was asked regarding match for phase one. Currently the roofs do not match (if you look on google map it is apparent). The "smokey mountain shingle" which was shown is much like the color match of phase one. Thus, color match is not a problem.

Judy Johnson suggested that Mary Supan's building be the next one reroofed. D. Russell agreed. D. Roberts will have Artisan Roofers look at all the roofs and study the engineering report and make a recommendation for which phase for next roof replacement. Guy Rogers

suggested that Artisan give an estimate on the best “match”. D. Roberts will have material samples in his office. Judy Johnson will look at them in March. It may be possible to have digital images for the board to review. Once Artisan has bids for the roof replacements the board will meet to discuss priority replacement

Nathan and J.D. of Artisan Roofing were thanked for providing valuable information and answering questions concerning the roofing materials.

Nest order of business: Manager’s report

Financials:

As of January 31, 2024 :

First Interstate checking - \$152,143.12

Whitefish Credit CD’s \$200,000.00

Whitefish Credit savings \$32,981.90

Since there will be large amounts of bills forth coming, the board elected to keep the checking account balance as it currently reads.

D. Roberts has two individuals working on figures for dock repair.

Clubhouse deck bids range from \$38,000-42,000.

Painting will be done early in the season.

Bids have been received for pavement replacement. Roberts said that because of “low areas” the asphalt should all be removed, graded, and paved. A temporary fix would be to install a sump in the low spot (lower parking lot) for approximately \$4500. No decisions were made.

Paddy’s window is near completion. Trim painting needs to be done.

Judy asked question regarding cost of snow removal. The charge is per event.

Black Magic will continue lawn care. Conversation was held regarding flower planting and care. Brian (Black Magic) will take direction from board. Judy agreed to meet with Brian to maintain cost of plants and their care.

Chris Roberts will take out “only the junipers” and prepare the ground for planting in front of units 1-5.

Other business:

Once winter has seceded the Boise company will be on site to begin the reserve study. The study will be completed and sent to the membership prior to the general annual meeting. (date to be determined)

Judy asked for updated rooster.

Motion was made by Mike Hart to adjourn at 10:33.

Seconded by Guy Rogers.

Motion carried.

Sincerely submitted,

Judy G. Johnson
Secretary