

Siding/Deck committee 2016-2018

Members:

Marty Jorgensen, Vice Pres. –Chairman

William Reavis, Pres.

Susan Hitz, Treasurer.

Margie Miller, Past Pres.

Gene Hadel, homeowner and realtor

MISSION STATEMENT:

This committee shall prepare an organized plan going forward to follow-up on the mailing of 2010 addressing the siding replacement program schedule. That letter contained 2 options for expenditure of loan money obtained, one of which was to have unit resided with hybrid stucco system as implemented between 1999 and 2009. The alternative choice was to delay until the restart of the siding program in 2018. The language option read:

Option #1: Repair wood rot and completely paint my unit. NOTE: I understand that the stucco program will restart in 2018 and will be mandatory at that time.

Brief committee history:

First meetings were held in late 2016 to work on developing the plan addressed in the mission statement above. During those meetings the following status report was developed identifying those units remaining to have siding replaced. These results were 182 total (see map attached):

Attached townhomes 115 units, consisting of duplex, 3 plex, and 4 plex buildings

Single family Patio homes 67 units, including one original model unit on Bradshaw.

The original siding program also addressed replacing wood porches, balconies, and patio decks to allow for watertight siding work. The committee verified that almost all of the original decks had already been replaced with appropriate connections to allow siding work to continue. Those few remaining original decks will need to be addressed individually with that homeowner going forward. The committee also identified the following porch and balcony replacement status:

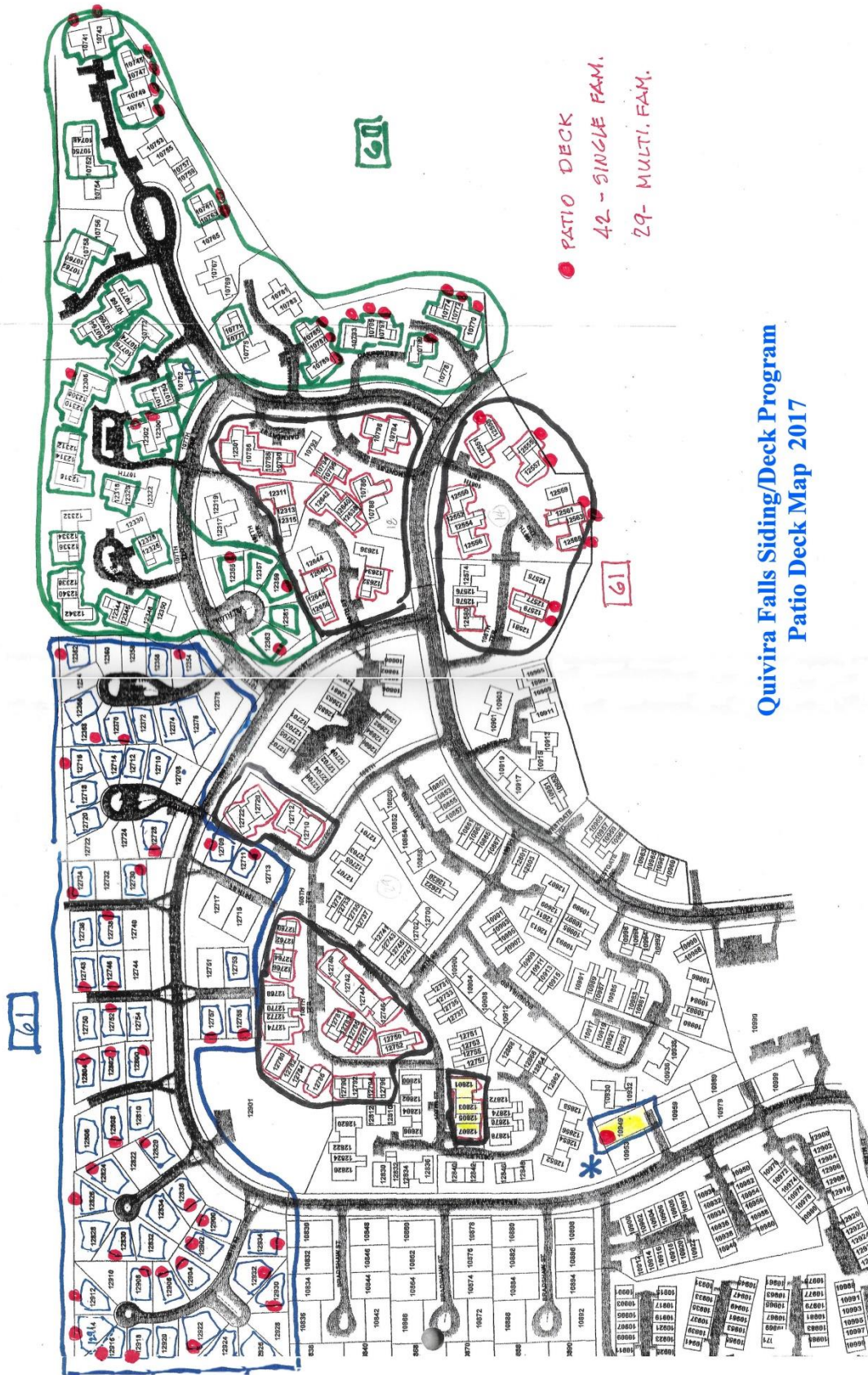
Wood porches 12 remaining, in 2 4plex buildings and 2 duplex buildings.

Wood balconies 2 remaining, adjacent each other on 108th Terrace.

Those first meetings also focused on preparing documents for selective units to garner bids for doing a few units in the summer of 2017. For this bidding process the first draft of a Bid Form was developed to assist bidders with developing pricing for various portions of the work. That form contained line items addressing unit prep/final cleanup, separate deck pricing, separate porch pricing, and separate balcony pricing. Those homeowners were advised of their assessment portion for finishing those units. During this process it became evident that the procedures developed were insufficient to making clear contractual language with bidders to complete the work as originally expected. As a result of those trial runs, the committee revisited the process and the Bid Form, along with a more extensive list of bidders moving toward establishing estimated assessments for all remaining homeowners. The committee also discussed the length of future contract work and methods of funding, including applying for a construction loan to expedite the work.

Using the original spreadsheet information that contained sizing for each unit, including original deck and porch sizes, a revised ESTIMATED assessment schedule was prepared based on the recent bid pricing received. That information was forwarded to the 182 remaining homeowners for their use in October, 2017. A follow-up letter also asked for each of them to advise as to their expected abilities to provide payment for their assessment portions.

The committee also invited a new group of 7 potential bidders to provide updated bid pricing for work to be done in the summer of 2018. From that list, 3 bidders met the deadline of giving us their numbers by Dec. 1st of 2018. Some committee members also met with Academy Bank at Corporate Woods to discuss possibility of garnering an Association Construction loan to cover the HOA subsidy amounts to accelerate the construction work schedule.



Quivira Falls Siding/Deck Program
Patio Deck Map 2017