

Sawmill Creek Board of Director's Meeting

June 30, 2007

1:30 p.m.

Director's present:

Larry Pithan
Karen Svetlic
Jack Goth

Tom Kohler
Orville Cook

Items Discussed:

1. **Election of officers**
 - a. Motion made and seconded to elect Larry as President and Treasurer for the coming year. Motion carried
 - b. Motion made and seconded to elect Karen as Vice President and Secretary for the coming year. Motion carried.
2. **Discussed potential projects for summer 2007**
 - a. Asphalt work for parking lot.
 - i. Have two prices
 1. \$11,000 for overlay
 2. \$33,200 for complete replacement with concrete drainage channel
 - ii. Board approved going with an overlay for this summer since our reserve fund is fairly tight. Will schedule work for later this summer
 - b. Metal grating on stairs by stream
 - i. Current wood tread is worn and can get slippery in winter
 - ii. Estimated cost to replace with metal treads is about \$10,000
 - iii. Board approved obtaining firm prices for this work and proceeding with the work this summer.
 - c. Hot Tub Deck
 - i. Wooden deck and support structure below needs to be replaced
 - ii. Question about also replacing hot tubs at this time
 1. GWL doesn't think the tubs need to be replaced now – it would be very difficult to get tubs out of the building
 - iii. Board approved doing repair work required for the deck around the tubs
 - d. Elevator Entrance at 1st Floor
 - i. Tile in this area is in bad shape and needs to be replaced
 - ii. Concrete in this area also should be replaced
 - iii. We can connect to the heat trace piping that serves the bridge to provide snow melting at the elevator entrance
 - iv. Board approved getting pricing for this work. Will see if budget allows the work this summer.

- e. Building Security
 - i. There was some vandalism to a vehicle in the garage earlier this summer
 - ii. Discussion of possible security methods for the building
 - 1. Cameras may be a slight deterrent, but probably don't help a lot
 - 2. Building design is very open and it would be difficult to keep people out of the garage area
 - iii. Agreed to keep an eye on this problem. No further action at this time
- f. Carpeting on Upper Floors
 - i. Discussion of the poor appearance of this carpeting
 - ii. The problem is due to the waterproofing membrane installed below the carpeting.
 - iii. This issue is still the responsibility of Travis Construction and falls under their warranty work.
- 3. Long Range Capital Expenditure Plan**
 - a. The Board requested that GWL prepare a long range capital expenditure plan and present to the board for discussion and approval.
- 4. Reimbursement for Travel Expense**
 - a. The Board approved reimbursement to Larry for travel expenses incurred during the renovation project.

There being no further business, the meeting was adjourned.