

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—SPECIAL TOWN HALL MEETING TUESDAY JANUARY 7, 2020

Board Members Present: Nancy Baker, Pat Barnett, Dan Burbine, Martha Burks, David Campbell, Pat Gleason, Judy Lyle, Darrell Traeger

Members Absent: Joe Dobbs

Operations Manager: Carrie Bailey

Homeowners Present: Jeff Hughes, Estella Shaw, Susan Culver, William Ward, Chris Unger, Barbara Wertz, Delisa Day, Sushma and Anthony Peters, Kathleen Wells, Deby Warner, Mary Lou and Dan Maher, Audrey Duke, Becky Ericson, Susie and Rex Price, Olivia Weinberg, S.A. Levy, Jan James, Tonya Busby, Tammie Washington, Susie Brown, David Cohen, Gaela Rene Hall, Wanda Brinlee, Jo Leeper, Venus Jones, Sara Gardner, Kim and Gino Cantu, Ken Stierwalt, Ashley Clarke, Maritza Rodriquez

I. MEETING CALLED TO ORDER - by the president, Darrell Traeger at 7:00 P.M.

II. ASPENMARK ROOFING – project will take 8-10 weeks weather permitting

- a. Introduction of the Aspenmark Team.
- b. Timeline information is weather dependent.
- c. Protocol for the driveways in place.
- d. Product is GAF rated to winds of 130 MPH with the golden warranty pledge
- e. System coverage is for maintenance and labor except in severe storms
- f. Allstate Gutters will install new gutters.

III. ELECTRICAL REMEDIATION – Carrie Bailey

- a. Operations Manager, Carrie, presented information about the property history regarding electrical remediation and standards/codes for current time. Our property is considered “high risk” by property insurance companies because the aluminum wiring, which was pigtailed in 1985, does not meet current standards which require purple wire nuts to be used for the pigtailling in the switches and outlets. In addition, due to the two insurance claims for roof replacement in 2016 and 2019, only one insurance company would provide property coverage for 9/2019 through 9/2020. The cost of that coverage was \$188,000 more than last year and required the 6 cent per square foot, per month increase in assessments for 2020. The policy also excludes coverage for fires originating from a connection that is not pigtailed to current standards.
- b. The survey sent out in October shows two status categories and courses of action:
 1. Condos that have been brought to code by either new copper wire installation, installation of CO/ALR devices, or installation of purple wire nuts. These owners must either,
 - a. Provide proof from a licensed electrician or
 - b. The condo will be inspected to verify, and owner will be invoiced \$100 inspection fee on 2/1/2020. The maintenance staff will begin the individual inspections in February.
 2. Condos that have been partially brought to code, those that have not been brought to code or the owner does not know. All of these are scheduled for remediation by licensed electricians. The Remediation Plan was mailed out providing each owner with the estimated cost for their condo. Invoicing will be in four installments billed every other month, 2/1/2020, 4/1/2020, 6/1/2020, and 8/1/2020 allowing owners 6 months to pay. The remediation is planned to begin the first week of July and be completed by mid-September. The actual cost will vary because Ground Fault Interrupters are required at wet areas rather than pigtailling. If these are also needed there will be additional costs, if not, costs will be lower. The 10/1/2020 invoice will have the reconciliation of actual versus estimated and detail additional charges or a credit.

IV. The MEETING was ADJOURNED at 8:30 P.M.

Judith Lyle, Secretary