

Chaparral Pointe Adult Condominium Community
Meeting Notes – March 12, 2023, 2:00 pm
Location: #10 Chaparral Pointe, Home of Trish Weatherup

In attendance: Board: Joe Robbs, Trish Weatherup, Peter Haggarty, Dave Davies
Guests: Instant Residential: Rob & Gentry 11 *****
Absent: Mike Dann

Rob from Instant Residential suggested that he attend a meeting of the board to discuss the current condition of the windows. Rob and his employee Gentry were in attendance.

- ❖ At the last board meeting it was decided that owing to the fact that window replacements are in the Reserve Fund Study for 2023, we should look at hiring an independent construction manager to evaluate all windows. As a result of the hail damage claim which Rob and his crew managed, Rob feels he has a good handle on this. The Board agreed.
- ❖ 20+ windows were replaced last year as a result of a hail damage insurance claim. On the west side the bedroom windows were the worst.
- ❖ Rob explained what he's seeing is little to no insulation around the windows; no nail flanges were sealed in the original installation.
- ❖ A number of quick fixes were discussed but it was felt that that would be just a bandage solution and not a good use of the limited funds we have to spend.
- ❖ A number of scenarios were also discussed ie: North facing windows possibly first, then move on to south facing and patio doors. Main floor windows only.
- ❖ The windows in the front rooms of the two car garage units were discussed. They currently have the decorative bars. Rob reported it will likely be hard to get those as they are original and they add to the cost of the window. All agreed the new front room windows will be ordered without that feature; just plain glass.
- ❖ Basement windows and sliding doors will likely be left to the end of the project unless deemed in very bad shape. Without a formal cost estimate Rob says each unit sliding door unit would be about \$1600-\$2000 per unit. Rob suggested he could reinsulate the casings but he is not optimistic about doing that.
- ❖ We will have to do a cost analysis to see what we can do with the money available now, without depleting the reserve fund. Trish will look at this.
- ❖ Rob reported he works with three window suppliers. Trish asked that if we have to do the project over a period of several years if the suppliers would hold their costs. Rob said he could do that but window manufacturers will not.
- ❖ Trish asked, if we proceed, how long the process is for each unit. Rob reported two days max.
- ❖ Possible issues during removal of old windows that could add to the cost are old/damaged siding that will have to be replaced as by now it is probably very porous.

Conclusions

1. Rob to start the evaluations and get pricing for double pane, argon filled windows as soon as possible.
2. Trish do cost analysis.
3. Trish send general email to residents asking for cooperation while workers are on the property; also remind them of various garbage/compostable pickup days.

Meeting adjourned.