

Minutes: UVHOA Board Conference Call - July 17, 2009

Attendees: Wade Dover, John Lindgren, Rafe Sykes, Tyler Viernow, Dave Hartman, John Raymond

Absent: Sarah Provino

Wade called meeting to order at 9:33a Mountain Time

Discussion:

Pool Costs: Wade provided summary of meeting with TCD on Thursday, July 16. We discussed the current cost spreadsheet and the changes that have occurred since the original TCD bid. The biggest challenge in finalizing the project costs have been with the mechanical system components and the bids from the original scope specs for a redundant system of boilers. We discussed the size of the current pool boiler, the boiler installed at the Columbine pool, as well as the original mechanical engineering bid for redundant system. We discussed the risks of boiler failure and how to manage the pool if something happens. The goal for meetings next week is to get the mechanical engineer to sign off on a design for a system in the \$190,000 range.

Overall, we are comfortable with the current costs estimates and believe we will be able to manage within the project budget. Wade also indicated that John Raymond saved the UVHOA \$20,000 in his negotiations with TCD.

Bid Options: There were about 20 bid options that were evaluated to determine if we need to put these in project scope. Some have been accepted. Others rejected. We are researching requirements from the Town of Breckenridge for the parking lot. We are going to use some existing equipment such as lockers and heat exchangers because they are in good shape and will save some money. The net change in the project cost was an increase in project cost but TCD agreed to keep their fee the same \$60,000. The current budget does not include estimates for a security system. The thought is to complete this with some operating dollars or contingency.

Next Steps:

Wade proposed that we give him the authority to sign contract with TCD per the dollar amounts and terms we discussed. Rafe made the motion. John seconded. We passed this motion unanimously.

Wade also proposed that we give him the authority to proceed with at least four days of construction starting next week, prior to having formal TCD contract signed. Rafe made the motion. John seconded. We passed this motion unanimously.

Dave Hartman indicated that he plans to operate the pool regular hours on Sunday and then begin closing the pool after that. We will put the tent in storage and then look for options to sell. All the pool equipment, deck furniture, etc will go into storage until needed.

We discussed the payment of the special assessment and we feel that all monies will be collected and we have not heard of any issues.

We discussed that Steve West is reviewing the contracts. We also discussed that Myra Lansky is on a retainer of \$100 a month and her focus has been the declarations and occasional phone calls. Dave Hartman is going to get information on Myra's time and ongoing bills.

Wade adjourned the meeting at 10:10a