

HOA Meeting - October 18th, 2015 @ 4:00

Issue for Emergency Meeting: RA needs to show we are starting to decommission fire escape by February 2016.

What RA Needs to do by February 2016:

1. Collect report from Fire Marshall & Schedule next appointment
2. Hire a design professional
3. Design a scope (collect pricing exercises):
 - Scope #1 - decommission fire escape and bring fire escape balconies up to code (6)
 - Scope #2 - decommission fire escape and bring ALL balconies up to code
4. Keep in contact with Fire Marshall
5. Create plan to gain access to the roof

Complete Project Outline:

1. Collect city's fire escape report
2. Justin will look at 20% of balconies - select date
3. Create scope and repair narrative - (goal is to restore balconies, not bring up to code since we are grandfathered in)
4. Select contractor (3 bids) - *We need to hire a contractor that is able to meet the deadline
5. Design phase & put out actual design with details
6. Get accurate bid from project costs
7. Board votes on bid
8. Go to city and give our proposal/plan
9. Review budget & plan for special assessment costs
10. Begin restoration project

Questions for Fire Marshall:

- When is load test completed? Before or after balcony restoration?

Questions for Board to consider:

- Balconies as "common" property to building, or sole cost to unit owner
- Budget/Dues increase