

# THE CWD GROUP, INC.

Construction • Maintenance • Management

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*Providing Building Blocks for Successful Communities*

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## SOMERSET CREEK CONDOMINIUM ASSOCIATION

### Minutes

April 25th, 2007

6:00 PM Unit: 4255 144<sup>th</sup> Lane

1. Call to Order; 6:00 pm
  2. President's Report
    - No new business.
  3. Roof/Siding Update (Danny)
    - CWD received the last invoice from UBS in the amount of \$15,408. During completion of the project, UBS encountered additional damage to chimneys on building A (CWD letter system), which was not planned. Even with the unexpected cost incurred, the UBS work will come in under budget. Helping with us coming in ahead of budget was the discounts taken advantage in the amount of \$2500 for making timely payments.
    - We currently have 3 Chimney caps, which are leaking and need to be addressed immediately. CWD will provide a quotation for replacing the remaining chimney caps at the end of the summer.
    - UBS will be on site for completion of siding cleaning. The work will consume no more than 2 hours.
    - There is one open work order to be resolved regarding Valerie's unit from a board, which was dropped and resulted in a cracked ceiling. UBS will be covering the cost.
    - The last step of the project is to inspect the attic vents. CWD and UBS have discovered some attic vent connections, which Legacy did not connect correctly. Danny will send out a notice of inspection, which will offer three separate days as possible times to have attic vents inspected. If owners cannot accommodate one of the three times proposed, they will be responsible for covering any cost associated with their units attic inspection.
  4. Secretary's Report
    - Revision and approval of last meeting minutes.
  5. Treasurer's Report
    - Projections for project completion will be provided shortly.
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6. Old Business; None reported.

7. New Business

- The Somerset Creek Pressure washer has bit the dust! Board approved a new pressure washer less than \$500.00.

8. Adjourn; 7:00 pm.