

**PEBBLE CREEK CONDOMINIUMS
CONSTRUCTION MEETING
10/5/2020 4PM**

Present: George, Michael Meacham, Steve Mejia, Adna Trnjanin, Pamela Swearingen, Jim Gaiser

Last week 1412, 1408 and 1404 and watertight, moving to 1406. Permits last Friday moved to downstairs but we are still waiting, we have bugged them on regular basis but have not received them yet. Will continue rolling forward but will make sure we are watertight. Third building will be started in this week 1406.

Dry rot – replaced 80 ft 2x12's, 12 ft 2x8s, 60 ft 1x4's, 8 sheets of T1-11 of siding; averaging about 10 sheets per building. Basically, what we expected/anticipated when we initially walked through.

Forecast calls for rain mid Friday and on. Watertight at this point, but we can shingle in the rain. So, we can't tear off during rain, but we can stay head and shingle once we have permits. It vents itself out once shingles are laid, first sunny day, so it won't be an issue.

Roofers roof all winter long, if they can tear off on dry days, they can shingle on wet days.

6th building overall that roofers have touched. We will play leapfrog through the rest of the project.

We got access to primed plywood finally, but we couldn't get any at the beginning of the project.

Gutter company is about a week out, they will be coming behind us. They wanted a few more buildings so they can start working straight through. It is dependent on the permits.

Two shy of walking all the buildings at this point. Steve and George walked all of the buildings. 7302 and 7306 are the only 2 buildings that haven't been walked to ID dry rot, and carports have not been addressed either. Steve and George will likely get out sometime next week to finish up the walk throughs.

The plywood that was installed not primed; how do we want to address it- Mike notes that it will need to be primed. Mike will try to get someone out before Friday to take care of it, but 1-2 days won't hurt it if it rains.

Short of Jim having to run off some belligerent guy going through the construction items, everything has been alright.

One of the techs on site had a "BEK" vest but it wasn't anyone that we subcontract to; might have been someone that works for ERS but happens to be wearing previous companies vest or something.

Remaining 10 buildings are pending and once they're done we will be able to move with shingles. ERS has photos showing progress and notes regarding project.

Mike available via email and phone.

Adjourn 4:22pm

**PEBBLE CREEK CONDOMINIUMS
CONSTRUCTION MEETING
8/28/2020 4PM**

Present: Michael Meacham, Steve Mejia, Adna Trnjanin, Pamela Swearingen

The main hold up has been County for the permits.

The County called last week and said they've pushed the app through, last time they did that it took 3 days so we are expecting the permits early this week.

Planning to tear out 3 buildings this week, inspections by Friday. Can't wait around since we have good weather, so we will tear off and airtight it.

1412 tear off, then 1408 and before end of week 1404.

Steve and George walked 1402.

Tomorrow carpenter will be out to follow behind and replace siding and trim board.

The crew that's there now are all new, are they doing demo only? Mike mentioned that they are doing it all, it's a new crew.

Steve mentioned there was a safety issue, they had it sealed partially so it exposed residents to walk through but it was addressed right away. Mike will follow up with George, operations manager to oversee day to day.

Gutters – the plan is to replace them as they wrap up 3-4 buildings, they haven't done any right now since they can get through the gutter work fairly quickly. Precision gutters is the third-party vendor handling that, which is the only subcontracted portion of the work.

Timeline- would have been $\frac{3}{4}$ done with project but due to permits we are a bit behind. We want to finish 2-2/12 buildings per week. So main buildings would be done in about 5-6 weeks, and carports/garages would be last. 5 buildings to load, two of those can be reached with cranes. 3 won't be able to be reached with crane but has inhouse loader that can handle that.

Wednesday or Tuesday afternoon get out to mark up a few buildings Steve and George. Carpenter, Chad, will be on site as well to handle that.

Carpentry – prime, fascia, trim, - what are we doing with bare plywood – t1-11 bare that needs to be painted. T1-11 couldn't come in primed, but it was not existent at the time due to COVID since there was shortage of materials.

Owners pulling tape, parking in spots. The storage unit did get some stuff taken but nothing major, most is locked up.

Carpentry work on the carports might have to start.

Mike gave Jim update on first 3 buildings, 5-6 piece of T1-11 and siding pieces as estimated, it varies from building to building but weekly update would be easiest. Time and materials were tracked as they go. The conx box. Due to limited materials Mike has tried to load up on T1-11, and other materials so that he has everything rather than running around trying to get sheets last minute or pay more than needed.

Roof sheeting is ok, not too bad. There were ventilation issues in the past, so there was concern about sheets, some sagged and looked like they needed replacement.

Meeting adjourned 4:25pm.

Meeting set to Monday's at 4pm.