

Woodbine HOA Board Meeting Minutes

Thursday, March 28, 2019 6:30 p.m.

Attendees: Ed Barrett, Lorraine Baird, Barbara Hatcher, Jeremy Almeida, Cameron Collette, Dana Sheffield and Michael Marchese - representing Pro-Management

The Meeting was called to order at 6:34 p.m.

This special meeting is targeting the detailed presentation to all the Homeowners in Woodbine. This is regarding the replacement re-threading/re-piping of the Blue Polyethylene water pipes thorough out the entire Woodbine property. The preparation of this detailed presentation was discussed at our Woodbine Annual HOA Meeting. Michael has prepared a very detailed 5 page explanation of our "water leak history."

A question was asked of Michael for his recommendation. Michael advised after gathering and preparing this information, his recommendation is to "repipe the entire property." He feels we should get rid of ALL he blue Polyethylene pipe. This pipe is being "attacked in two different "directions" by growing tree roots and the river rock this property is built upon." Additionally, the blue poly is disintegrating from the inside and causes pinhole leaks. For the long-range future of the property values, this seems like the most prudent action.

There was discussion about a form "USBHM Established Condominium Project Underwriting Questionnaire" that is filled out by Pro-Management Company each time a Woodbine Condo is sold/bought or refinanced. There is some concern about questions #9, #17, and #20 in this document. These questions deal with disclosure of the plumbing issues at Woodbine when selling or re-financing. The thought is to confirm the problem and a solution with an outside plumbing company and then decide on a policy statement to be used as necessary. Disclosure by homeowners will be up to the individual.

In our newsletters and HOA meetings the water leaks from the "Blue Polyethylene water pipes" are always being discussed. We are now considering a "Special Assessment" to fix this problem. This blue polyethylene pipe was used in projects all throughout Boise and the entire country. The failure of this "Blue Polyethylene pipe" is not just an issue in Woodbine.

We do have an "estimated pricing" from Cloverdale Plumbing for part of the required plumbing solution. The Cloverdale owner is out of town and will not be available until later in the month of April. The HOA Board has asked for Cloverdale Plumbing to attend our next Board Meeting scheduled for Thursday, April 18th. At 6:30 p.m.

Michael has spoken with different companies and right now feels Cloverdale Plumbing is a good choice to do the work at Woodbine. He did ask Express Plumbing to bid and they declined. He was using Express Plumbing on a very regular basis and has since stopped using them with their rates steadily increasing. He is now using Cloverdale Plumbing.

Jeremy made a motion to discontinue using, over time, the blue polyethylene pipe on the entire property that is owned by Woodbine HOA. The motion was seconded by Ed. All approved and none opposed. The motion was carried. This action is to preserve the value of investments and the integrity of the property. This motion will allow us to move forward with the plumbing issue research by replumbing the entire property. The HOA Board feels this is the right step forward to remove all the Blue Polyethylene water pipe on Woodbine HOA.

As there was a quorum present at the last Woodbine Annual HOA Meeting this also allows us to move forward with the bidding process and initiate a special dues assessment as appropriate. We discussed the possibility of breaking this repiping into two projects. There are no detailed water line locations. We do know where most of the "feeder lines are located." The water and building shut off's for Bldg. R, T and U are still to be located

Cameron suggested we start repiping with the oldest/first built buildings and then onto the next oldest building, and so on. All present agreed this was a great way to move forward. The buildings were converted to condos in 7 phases. It was also discussed; the "Blue Polyethylene" water lines **MUST** be replaced by Tomlinson before we can acquire any more of the remaining buildings from Tomlinson into Woodbine HOA.

We will need the recommendations of the plumbing company to see how to best begin. We don't know if a "time and materials" project is beneficial to the plumbing company and Woodbine. Or we could perhaps get a price for replacement on a cost per lineal foot and valve replacement, then map out which property sections we can afford to do, and when.

Cameron has volunteered to call contractors and see if they are interested in bidding our Blue Polyethylene Pipe replacement. She has a background working with contractors. Michael mentioned it is a very time-consuming process for him to meet with contractors.

Michael has advised he has sent out "RFP's" to companies when he was getting the paint bids for Woodbine. This is a 'Request for Proposal.' He will prepare this for the plumbing issue and send to vendors. We will use this form to send to plumbers and even excavators to use as a tool to have them bid our project. We do want to have options and a range of costs. It is important we have this very professionally completed.

We discussed beginning this "blue polyethylene pipe" process soon, as we are entering the nice weather of spring. This "blue polyethylene replacement" exploration has taken so much time. We are anxious to begin. We all agreed to meet monthly. We will be meeting the last Thursday of each month. Our next scheduled meeting is Thursday, April 18, 2019 at 6:30 p.m. if Michael can get meaningful presentation(s) from plumbing companies.

Jeremy requested Cloverdale Plumbing come to a meeting and explain his process and costs. As the Cloverdale Plumbing owner is on vacation, we are asking for his attendance at our next scheduled HOA Board Meeting.

The Meeting Closed at 8:01 p.m.

There was a brief discussion after the meeting closed regarding the renters in Unit #93 asking for their privileges to be reinstated. We all agreed to the previous discussion of not extending even probation. We asked Michael to send a letter advising of our refusal.

We discussed the leak in the ceiling of Unit #172 from Unit #177. Michael advised he would contact the homeowner that caused the leak. There was discussion of mold concerns. (note: The ceiling has now been fixed and no letter was sent.)

We also discussed the "harsh words" our homeowners use with Renee, as she tries to get folks to tidy up the patio areas. We are concerned with this inappropriate behavior as we feel Renee does a really good job helping to keep our area looking really nice and dues payment current. She is only doing what we as the HOA have hired her to do and that is to help us all abide the HOA Rules and Regulations.

We did also ask Michael put a "Patio Spring Cleaning Clutter Removal" reminder in our next newsletter. As the weather improves, more and more of our homeowners are walking out and about the property.