



## Meeting Minutes Board of Directors Work Session August 10, 2009, 7:00 p.m.

Pursuant to notice duly given a work session of the Board of Directors of the Mountain Park Home Owners Association was held at the Clubhouse on Monday, August 10, 2009. Present at the meeting were Directors Arntson, Barton, Bogni, Fuhrman, Nelson, O'Connor and Warren. General Manager Lemoine was also present.

**Call to Order** - The meeting was called to order by President Warren at 7:00 p.m.

1. **Minutes of Board Meeting –**

Director Nelson made the motion to accept the July 27, 2009 minutes as written. Director Bogni seconded the motion and upon vote of the Directors, the motion passed (5 YES – 0 NO); Directors Barton and Fuhrman abstained.

2. **Work Session - Mt. Park HOA collections process –**

Director Nelson and GM Lemoine gave an overview and proposed hiring of the law firm Vial Fotheringham to recover past due assessments. A collections resolution will be prepared.

3. **Work Session - Construction Committee Update –**

Director Warren presented an overview of the current Value Engineering items and Director O'Connor gave an update of the phase 2 construction activities.

**Resolution** - Director Warren made the motion to accept the proposed **change order #2 to the GMP of the contract of general contractor Bremik** which deducts \$41,488.00 from the renovation project contract due to Value Engineering of items listed in Exhibit E Change Order Schedule of Values. Director Fuhrman seconded the motion and upon vote of the Directors, the motion passed unanimously.

4. **Work Session - Ad-Hoc committee Shanley Easement –**

The committee members presented their report to the Board with their findings regarding the Shanley Easement request. The committee proposed not to grant the easement. A discussion followed.

5. **Work Session - Board Culture –**

Director O'Connor presented a proposal of guidelines for the Mt. Park Board Culture and the Mt. Park Board Meetings Ground Rules. A discussion followed.

6. **Work Session - Petition Guidelines –**

Director Warren followed up with Andy Jordan (Jordan, Schrader, Ramis attorneys) regarding the request of a CCR change. The MPHOA Board is not obligated to take on a request for a CCR change.

**Adjournment** – At 8:40 p.m. the meeting was adjourned.

  
Secretary Treasurer

# BREMIK

## Mt. Park Community Center

Exhibit "E" Change Order 2 Schedule of Values

Item Number	Description	Phase I Value	Phase II Value	Change Order 2	Total
1000	General Conditions	\$ 292,187.00			\$ 292,187.00
2220	Soft Demolition - Bremik	\$ 113,934.00	\$ 24,971.00		\$ 138,905.00
2221	Hard Demolition - Subcontract	\$ 132,790.00	\$ -		\$ 132,790.00
2250	Excavation Shoring Allowance	\$ 22,000.00	\$ (22,000.00)		\$ -
2300	Earthwork & Utilities	\$ 207,455.00	\$ 24,375.00		\$ 231,830.00
2740	Asphalt Paving Allowance	\$ 9,026.00	\$ -		\$ 9,026.00
2750	Site Concrete	\$ -	\$ -		\$ -
2800	Site Furnishings	\$ -	\$ -		\$ -
2830	Retaining Walls	\$ -	\$ -		\$ -
2900	Landscaping	\$ -	\$ -		\$ -
3300	Cast in Place Concrete	\$ -	\$ 150,771.00		\$ 150,771.00
4200	Masonry	\$ -	\$ 6,540.00		\$ 6,540.00
5500	Metal Fabrication	\$ -	\$ 19,017.00		\$ 19,017.00
5700	Ornamental Metal	\$ -	\$ -		\$ -
6100	Rough Carpentry	\$ -	\$ 92,027.00		\$ 92,027.00
6200	Finish Carpentry	\$ -	\$ 15,209.00		\$ 15,209.00
6400	Cabinetry	\$ -	\$ 29,180.00		\$ 29,180.00
7100	Waterproofing	\$ -	\$ 6,574.00		\$ 6,574.00
7200	Thermal Insulation	\$ -	\$ -		\$ -
7400	Roofing	\$ -	\$ 14,080.00		\$ 14,080.00
8100	Doors, Frames, Hardware	\$ -	\$ 86,057.00		\$ 86,057.00
8400	Glazing Systems	\$ -	\$ 173,870.00		\$ 173,870.00
9200	Framing, Drywall, & Finish	\$ -	\$ 138,256.00	\$ (3,793.00)	\$ 138,256.00
9300	Tile	\$ -	\$ 61,720.00		\$ 61,720.00
9640	Wood Flooring	\$ -	\$ 55,988.00	\$ (7,129.00)	\$ 55,988.00
9650	Resilient Flooring	\$ -	\$ 16,405.00		\$ 16,405.00
9680	Carpet	\$ -	\$ 8,135.00		\$ 8,135.00
9690	Special Flooring	\$ -	\$ 44,995.00		\$ 44,995.00
9900	Painting & Coatings	\$ -	\$ 54,817.00		\$ 54,817.00
10000	Specialties	\$ -	\$ 16,979.00		\$ 16,979.00
11480	Athletic Equipment	\$ -	\$ 18,541.00		\$ 18,541.00
11990	Misc Equipment	\$ -	\$ -		\$ -
13000	Pool Construction	\$ -	\$ 991,940.00	\$ (21,550.00)	\$ 991,940.00
14200	Elevator	\$ -	\$ 48,379.00		\$ 48,379.00
15300	Fire Protection Finish	\$ -	\$ 12,032.00		\$ 12,032.00
15400	Plumbing Finish	\$ -	\$ 192,503.00		\$ 192,503.00
15900	HVAC Finish	\$ -	\$ 770,012.00		\$ 770,012.00
16100	Electrical Finish	\$ -	\$ 294,603.00	\$ (6,524.00)	\$ 294,603.00
17010	Performance & Payment Bond	\$ 9,993.00	\$ 33,989.00	\$ (564.00)	\$ 43,982.00
17015	Liability Insurance	\$ 9,277.00	\$ 39,922.00	\$ (465.00)	\$ 49,199.00
99000	Overhead & Profit	\$ 29,259.00	\$ 125,474.00	\$ (1,463.00)	\$ 154,733.00
<b>Totals</b>		<b>\$ 825,921.00</b>	<b>\$ 3,545,361.00</b>	<b>\$ (41,488.00)</b>	<b>\$ 4,329,794.00</b>