

11/1/2023 BCHOA Meeting Minutes

Red Hawk the company installing the code 13 fire sprinkler system were at the meeting to answer owners questions about the up coming install.

Q&A

1. If one sprinkler head goes off will all the sprinklers go off. - No. Each sprinkler responds individually to the heat.
2. What will the sprinkler look like. - The exposed portion will be a white disk. This can not be covered with texture or paint.
3. Will there be a mess in my unit? - Yes. Each vendor is responsible for protecting your unit. Floors should be covered by each vendor and items covered to keep the dust contained.
4. When will the project start? - 2024 late spring, early fall.
5. How long will the project take? - Over all 6 to 8 weeks. Each owner should expect to have work being done in their unit for about 4 weeks.
6. Who will be doing the different stages of the project? - Red Hawk will only be doing the sprinkler install. Each owner will be responsible for opening up the ceiling prior to Red Hawk's work as well as closing, texturing and painting it.
7. Will there be work done in the hallways? - Yes
8. Will there be work done in the garages? - it looks like the garages are up, to SFD code.
9. What will the schedule look like? -
 1. First the ceiling will be marked for the area that needs to be opened
 2. Open the ceilings (one floor at a time)
 3. Install sprinkler systems
 4. Get floor inspected by city
 5. Close and refinish ceilings
 6. Final building inspection when all work is closed in

There was discussion about who will pay for each portion of the work. Your HOA will pay for the sprinkler install portion. EACH OWNER will be responsible for paying for getting their ceilings prepared (opened) and closed and finished.

The HOA has located a contractor that is willing to work with each owner. Grey Wolfe will give each unit an estimate once Red Hawk comes up with drawings. You are not required to use Grey Wolfe for your unit. You can hire someone else or do the work yourself. The timing of opening the ceilings is important and the schedule depends on the ceilings being prepared as specified. Grey Wolfe does require about a 50% deposit prior to beginning work.

No one had any nominations for Board Member. Please send nominations to me by December 5. If there are no nominations Sandy Mattingly will continue to serve.
No one had any questions about the 2024 Budget. A copy is attached.

New phone lists and a copy of the Building rules were available for attendees. These can be found on the web site.

A budget ratification and Board member election meeting will be held December 7, Thursday in unit 401 - 6:30 to 7:30.