

## Summary of Castle Place HOA meeting from Monday, September 12, 2016

In attendance:

Keith from Capitol Hill Management, Pia, Tom, James & Carrie, Ryan

New Business was addressed first because of the recent flooding that occurred in Unit 7 due to a burst pipe this past Saturday.

### Burst pipe:

Plumber has patched the pipe and will be back tomorrow morning to do the estimate for pipe replacement. Fans will be placed in Unit 7 to start drying it out and the general contractor will be by tomorrow as well to do an estimate for repairing the sheet rock and carpet in Unit 7.

All present agree to PEX pipes vs copper.

Tom would like to have a plumber he has worked with do a competitive bid for the job. All present agree provided his guy can be there as soon as possible tomorrow to prevent any further delay to repair.

*Update 9/13/16 from Keith - "I have just gotten back to the office from our morning schedule at Castle Place. I have met with two plumbers and the plumber that we are going to go with is Choice Mechanical and their price is going to be \$650.00 for the work that was done on Sunday and \$600 for the replacement of the galvanized pipe to the PEX piping which will bring the total to \$1,250."*

*Update: 9/15/16 from Keith - "The piping is completed today. Now that this is done I called Gino and he added the Sheetrock repair to his schedule will be started on Tuesday of next week which is 9/20/16."*

*In addition the other services will be provided by*

Drywall: Valverde Property Services- Contact Gino 303-521-5914

Carpet Cleaning: Five Star Carpet- Contact Dan 303-742-7969

Keith has brought an updated contact list of the contractors and vendors that the property management company uses to replace the outdated list on the entryway corkboard.

**\*\*\*Please advise your tenants of this list so they know who to contact in an emergency or for services.\*\*\***

James wants to make sure that the damage done to the personal items in Unit 7, primarily the mattress and bed, will be addressed. Keith will ask Max (Tenant in unit 7) about any renter's insurance policy he may have, and confirm that Joe has insurance in place for the unit he is renting. All present agree that insurance should pay for damage done within the unit and that the HOA reserves will pay for pipes and wall cutouts that occurred in attempt to fix and replace the pipes.

### Yellow jacket nest above Unit 3:

They have been taken care of. They were Yellow Jackets, probably the same ones that were living in the trash stump. Interesting side note: honey bees are free to remove.

Old Business:

Proposal for eliminating prior flooding issues for Unit 7:

Keith: Flooding issues from this past spring that affected Unit 7 can be best mitigated in the future by the addition of a rain resistant vinyl tarp with grommets that will be angled to block rain from falling into entryway, in conjunction with new flashing and door sealant. Permanent concrete risers or structural changes to the stairwell will not only be prohibitively expensive, but will also prevent furniture from being moved in and out of the unit. Likewise, an addition for a tin roof or other types of permanent rain-blocking structures will also make it difficult to move tenants in or out of unit. The proposed tarp can be taken down if necessary allowing people to move in and out. Keith will provide physical samples of the tarp for inspection, and photos of this type of trap installed in similar ways. The estimate for the tarp is about \$250.

Trash container pad:

All present agree that because pricing just keeps going up for the proposed concrete pad to level the trash area, we should not wait any longer. The current estimate is \$2,000.

We need to remove the stump first, however, and that can be done by purchasing a type of (relatively) non-toxic stump-remover from Home Depot. \*Secretary's note – I do not remember who is doing this - one of us or the general contractor. I believe we are also waiting to see if the general contractor is supposed to be getting us ideas about a type of shed or partial screen for the trash pad.

New tree:

Proposals for a new tree next spring: everyone seems ok with a type of fruit tree – except peach due to the peach borers that took out the last one. Apple or Cherry are discussed. Carrie will treat the soil in that area for borers again in the spring.

Rules and Regulations for HOA:

Carrie brought rough draft of the rules and regs (cobbled from several other HOAs') for review and edits. Suggestions for edits are due back for next HOA meeting. *Please contact Carrie at [bowersca2@yahoo.com](mailto:bowersca2@yahoo.com) for a copy if you were not present.*

Lawn maintenance:

Weeds have proliferated in the lawn so we are all in agreement that the chem-lawn service needs to be restored. Keith will price out for a fall clean-up. Since \$1,200 is budgeted for lawn maintenance each year, all present agree that we should have the lawn mowed 2x a month by the landscape service used by CapHill mngt in order to get a package pricing that includes chem-lawn treatment. (Keith – my notes are not clear on the breakdown here so please correct me if I am wrong). Owners will supplement with additional mowing as or if necessary.

New resident:

Ryan will be in DC for a year and will be leasing his unit (#3) during that time.

Need for updated contact list:

Carrie will send out email for everyones' email and phone to forward to Keith.

New fence for back area:  
To be addressed at the next meeting

**Next Meeting:**  
**January 9<sup>th</sup>, 2017 @ 6pm, Unit 1**