

December 12, 2014 Gold Ridge Forest Special Board Meeting Minutes

Meeting called to order by President Karen Frame at 3:05pm. Directors in attendance: Karen Frame, Pat Schoggins, Dianna Feuerhelm, Jim Smith.
Dianne Martin resigned effective December 9, 2014.

Agenda-Kitchen Quote comparison and choices

Pat Schoggins- The savings on appliances purchased are: double oven 21%, GE and LG brands decided by Dianne Martin and I, going to deliver on January 16th, average savings overall is 12%. The exhaust hood is already here, sink, faucet, garbage disposal, soap dispenser has already been delivered. We are well under budget on appliances. We are going to keep the countertop microwave we have and save money there.

See print out showing comparisons for cabinets and countertops.

Cabinets-see drawings, double oven-no drawer below needed, 2 cabinets with deep drawers for pots and pans, hood, cook top, and above where vents. The window wall will have 2 cabinets and 2 drawers, the sink wall will have one drawer one cabinet and two cabinets and a pull out double trash door and cabinets above. The pass thru wall will be no drawers, just cabinets. Added cost \$500 for dovetailed drawers not needed, all agreed. Discussion of 3 quotes, agreed on Rich & Mike's total \$7281.

Countertops, discussion for 3 quotes for granite and 2 required trips driving to pick slabs and return to check templates, 88 square feet needed, all decided on Silverado Stone for total of \$4450, and reviewed color samples.

Windows-Get rid of one window that will be in the cooking area, and put in 2 windows that are 4x3 to allow counter top to fit. I suggest replace the remaining 6x4 window in the room to match, same size, contractor Jeff Pecota will install, add labor, total for Alpine \$1770

Pantry shelves- white melamine 3- 24" x 42", installed by contractor - \$180

Recap of everything, way under budget

Sink-double stainless steel (304 stainless 16 gauge) - \$357, comes with stainless steel racks for the bottom to keep from scratching.

Faucet-single raised pull out spring loaded sprayer-

Garbage disposal is Insinkerator 1 hp, it will eat anything.

8 recessed LED lights-ceiling; 4 lights in cooking area, 2 lights and 2 lights; 8 total.

10 receptacles with wall covers

Doors and trim \$1311 or less with reduced size windows, will match bathroom doors and trim.

Cabinet hardware is included in \$396 in cabinet makers quote.

The garbage disposal is an air gap switch, it is not a light switch, and it is a push button switch on the countertop.

Soap dispenser is in the counter push button.

Construction labor for Pecota is \$13,305, and I added a 10% contingency just in case.

Our budget for the whole kitchen was \$37,662, not including appliances. Even including the 10% contingency we are at \$28,786, which is \$9,300 (with cabinet drawer reduction) under budget.

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Add appliances, the budget was \$7175 and we are \$5151 including the extended 3 year warranties.

Wall paint color samples reviewed.

Dianna F.-Pending Architectural request to merge lots, put in road or driveway that involves rezoning maps with the county and easement rights properly deeded was discussed and decision made to wait for property owner to submit more information.

Board of Directors Vacancy

Dianne Martin resigned as Architecture Director, Carol Steinbrecher expressed interest in helping fill the position; discussion among the board and what position would be best filled, the president typically does not vote on motions unless a quorum is needed due to absences.

A second position will also need to be filled as Karen Frame will also resign in December.

The newsletter will be mailed out next week giving notice of a vacancy and wait for responses.

The board discussed Carol's involvement with the association in the past. In the meantime, the board can agree to appoint Carol for the first open position.

Pat Schoggins-motion to accept Carol Steinbrecher's appointment to the board, second, Dianna Feuerhelm, all in favor: Feuerhelm-aye, Smith-aye, Schoggins, aye, motion passes.

Meeting adjourned at 3:50pm.

Approved by: _____
Director, GRFPOA

Date

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Director, GRFPOA

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Director, GRFPOA

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