

Saddleridge of Fort Collins Merged Association

Board of Directors Meeting Minutes

Tuesday July 25th 6:00 pm (Zoom)

Board members, Katherine Martinez, JoNell Lynd, Randie Bell, Caitlin May and Eric Sorenson were in attendance along with Tom Hannon with Brass Key Property Management and Joy Prendergast.

1. Landscaping Contract with ZGL/Herbicide Use Status: Caitlin noted that she was generally pleased with the work being done by ZGL, but noted that there should be more hand-pulling of weeds in certain areas. Tom noted that his staff had been pulling larger weeds more frequently while on-site.
2. Community Garden Status: The North side of Building 14 was noted as a promising location for a community garden; however, the Board agreed that a core of volunteers would be needed to spearhead the design and planning of the project before Board approval could be granted. Caitlin offered to provide some guidance to any members interested in pursuing the project more seriously.
3. Balcony Railing Staining: Tom presented three proposals for addressing the railings that had been completed at building 7 to ensure quality applications and durability at a cost of \$325-\$690/Balcony depending on application. JoNell made a motion to proceed with the proposal from APD for \$325/Patio. Caitlin raised concerns about the long-term durability of the coating and suggested that the Board look into composite railings in more detail. The board agreed to hold off on a final decision until bids for composite railing options could be obtained.
4. String Lights on Balconies/Items in Common Areas: Tom reported that during a recent inspection, many string lights were present on balconies, as well as planters resting/straddling balcony railings. He noted that a "Holiday Light Policy" could be considered granting temporary approval of lighting, but cautioned against any calendar oriented approval that would be deemed to favor one holiday over another. The Board agreed that string lighting and planters were appropriate provided that the planters were secure (straddling railings) vs resting precariously on railings.
5. Board/Annual Meeting Schedule Review/Other: The following upcoming dates for meetings were confirmed: September 18th, October 16th (at 4:30 pm) and November 13th (Annual Meeting at 5:30 pm via Zoom). Tom also agreed to follow up with an owner regarding window coverings and an AC unit in a window, and check into the Republic Contract Expiration date. There being no further business, the meeting was adjourned.

Balcony Railing Options-APD :

3 representative sample systems which will provide excellent long-term performance and outcomes.

System #1 done back in August 2021-SW Patio (take the whole cap and rail system apart, sand it down, stain it, and put it back together) would be roughly 10 man hours and \$90 in materials that would be about \$690/Balcony.

System #2 are demonstrated on all four of the west side of building 7 (aggressive sanding and bonding primer on entire surface area followed by deck over product on entire surface area) this would take approximately five man hours are in and roughly \$90 in material costs or a total of \$380 per patio.

System #3 is demonstrated on all four patios on the east side of building 7 reflects the exact same prep as system number 2 except we are using Sherwin Williams Duration, exterior 100% acrylic on vertical surfaces and the deck over product on all of the horizontal surfaces. This system provided a slight labor and material savings with 4.25 man hours and about \$70 in materials or a total cost of \$325 per patio, railing, or roughly \$2600 per building.

Gardner Painting Bid: \$775 (System #2)