

**North End Townhome Board Meeting  
Wednesday, March 15, 2023, 6:30 PM  
Virtual Zoom Meeting**

**Meeting Called to Order at 6:33 PM, Establish a Quorum—quorum established  
(two of three directors needed)**

Bob Kudola, President 2180 A

Sandy Neville, Vice President, 2210 D

Shannon Plumb, Secretary/Treasurer, 2235 B

Julie Merrick, 2250 B

Amy Aldredge, 2226 B

Dave and Sandy Waller, 2270 A

Nathan Hirsch, 2235 B

Rebecca Ryan, 2235 A

Dan Anderson, HOA Manager, Metro Property Management

- I. Approval of the Agenda; Disclosure of Conflicts of Interest**
  - A. Agenda APPROVED**
  - B. Shannon Plumb recuses herself in matters pertaining to the removal/replacement of failing deck at 2255 B.
  
- II. Special Guests—None**
  
- III. Approval of Minutes of November 29, 2022**
  - A. APPROVED**
  
- IV. Financials—November, December 2022 and January, February 2023**
  - A. Financials APPROVED pending audit**
  
- V. Homeowner Forum**
  - A. Nathan Hirsh asked if the minutes could be sent out to homeowners. Dan said the minutes are placed on the HOA website once they are approved.
  - B. Dave Waller asked the cost of the deck replacement on 2255 B. Dan explained the cost will be approx. \$55k. Permits are in process. Shannon explained the structural defects in her deck requiring it to be replaced.

- C. Rebecca Ryan asked about her deck replacement. Dan has had several contractors look at the deck and bids have been received. The board has not reviewed the bids. The cost is estimated to be about \$47K.

**VI. Ratify Design Review Requests**

- A. 2270 D Removal of Front Courtyard Tree, **APPROVED**

**VII. Ratify Approved Ongoing Business Items**

- A. Empire Works Construction, Remove and Replace Failing Deck, 2255  
B--**APPROVED**
- B. Moller Graf Law Firm to Amend Conflicting Insurance Language Found in Declaration—**APPROVED**. Dan will be in contact with the law firm regarding the process required to amend the covenants.

**VIII. Manager's Report—included in Packet**

**IX. Ongoing and New Business**

- A. Dave and Lisa's Subcommittee Report—Block 8 Hot Soils, Scope of Work Progress  
Dave Waller gave a presentation on the condition of 2270 and 2260 patios, walls, and fireplace project and discussed remediation in consultation with Knott Lab Engineering. (See attachment—2260, 2270 Patio, Wall, and Fireplace Project). The remediation plan will be sent to Knott Labs for review and then it can be sent out for bids.
- B. Homeowner Self-Install Spring Mulch Replacement Program  
The board will ask owners to replace their own mulch this spring. The board will reimburse for the mulch and the owners will provide the labor. There will be an email sent out to homeowners regarding the particulars of this project.
- C. Schedule Spring Landscape Walkthrough—a walkthrough with the landscaper and board will be done in the next few weeks once the plants begin to awaken.
- D. Metro Property Management 2023 Agreement Renewal—**APPROVED** at 5% increase

E. Next Board Meeting Date, Time, and Format TBD—will meet in June, 2023

**X. Adjournment at 7:19 PM**

**XI. Executive Session if Needed**

Submitted by,

Sandy Neville

## **ATTACHMENT—Presentation by Dave Waller**

### **2260, 2270 Patio, Wall, and Fireplace Project**

#### **The Problem**

The partition walls at 2270 are leaning, the trim was cracking, and the studs were rotting.

For stability, the walls are connected to the fireplaces.

The patios have sunk up to 3+ inches in some cases.

As the patios and fireplaces sink, they pull down the walls.

Knotts Engineering identified the cause of the sinking as either hot soil or poor soil prep when the patios were installed.

Knotts Engineering's original design was to install helical piers which would need to be 15 feet deep at cost of approximately \$50,000 for eight piers plus other related expenses such as rebuilding the walls, taking down and reinstalling the fence, etc.

#### **The Solution**

We informed Knotts that five of the seven owners (one is for 2260) agreed to remove their fireplaces. This eliminates the need for helical piers. We then needed a way to stabilize and support the walls. We discussed an alternative to helical piers which was a metal support attached to the porch. Knotts came back with an excellent solution based on a metal frame attached to the porch around which we would frame the wall.

The frame provides stability and eliminates the need to attach the fireplace to the wall for stability. The remaining two fireplaces will be detached from the wall. We verified that the drawings and the site plans that we have are adequate for the Building Department approval and permit.

#### **Next Steps**

We have prepared an RFQ and are ready to send it to qualified contractors.

#### **Additional Issues**

Knotts identified excess water under the patios that affects the long term stability of the patios and fireplaces since the moisture causes the patios sink.

Roots of large trees hold moisture under the patios.

The trees and their roots prevent a proper slope away from the sidewalk.

Excess irrigation in the patios adds to the problem.

The large trees need to be replaced, a proper slope/grade for the mulch area, and a xeriscape landscape installed.