

**Cascadia Commons Cohousing
Emergency HOA Meeting Minutes
6/19/23**

Attending: Rufus, Monica, Paul, Marty, John, Marsha, Camilla, Lori, Clay, Angelica, Tomer, Jasper, Harry, Julie, Rich, David, Jane, Dave, Judith, Donna, Sapphire, Ken

Facilitator: Monica **Scribe:** Clay **Renters:** Jasper **Guests:** none

Topic	Discussion
Emergency HOA meeting Held due to leaking from North Side piping	<p>David created a powerpoint with the information from the three companies we received bids for.</p> <p>Cornell - Full Monty 34,000 and small job - Small job \$3200</p> <p>American Backflow - \$3494</p> <p>Sewer Renewal - Spot Repair \$6206 - 10 year warranty</p> <p>Bids are Full Monty</p> <p>Questions about the scope of the whole enchilada full monty repair and what units that would cover or how it is possible that they would do a new line because you would need to connect to the other pipes somewhere within the network.</p> <p>Marsha's contractor checklist was done by sapphire and all companies scored well.</p> <p>Julie proposes to empower B&G up to the remaining balance of contingency of \$8,212 to pick a vendor to do the spot repair. This decision will be made taking into account answers to the questions and concerns provided during this meeting.</p>

Proposal Pinned to finish questions.

David says that B&G has a hard time getting their heads around what the full monty proposal would do for the community or how it would work.

Judith says that we would like to get questions answered.

1. Clear description of what the plan is and what is going to be done. e.g. Push pipe under - remove old pipe. Description of project.
2. What level of disturbance will be made (noise, machinery, etc.)
3. Gas questions - david says it is covered.
4. Clarifying warranties between companies and what they cover. Jasper points out that there is no warranty on Cornell on the connection to the existing system - asks that this is looked into.
5. Damage to sidewalk or surrounding areas - who covers that. How would that affect cost.
6. Why sewer renewal wanted to tear up the sidewalk and why the other contractors chose not to.

Decision was made with 13 green cards and Camilla had a yellow card. Camilla put a yellow card because she felt like she didn't get all the information she was expected to get in the meeting and feels unsure about the amount of information.

Comments not questions:

- Camilla is concerned that by having a cap on the cost in the proposal that we will be stuck with a incomplete project and B & G will not be able to complete the repair.

	<ul style="list-style-type: none"> ● Marsha wants the same person from B&G to talk to all contractors to ask the same questions so that information can be distributed to the community in a like minded way. ● Monica says that contingency funds are not unlimited and have already been drained. She says it is possible we will exceed contingency. ● Tomer wants to keep fixing Monica's water main that is damaged on the radar. ● Judith is requesting a report about Julie's home damage. She felt like a large amount of money, \$7800, was spent by B&G for this flooding event without community input or information. She wants us to work towards better transparency because she did not see process reflected informally or in minutes for B&G or HOA Meetings.
Decisions	<p>Julie proposes to empower B&G up to the remaining balance of contingency of \$8,212 to pick a vendor to do the spot repair. This decision will be made taking into account answers to the questions and concerns provided during this meeting.</p> <p>13 Green Cards, 1 yellow card.</p>