

# Star Bright Townhomes Homeowners Association

## Special Meeting Minutes

November 23, 2020

Meeting called to order at 6:02 p.m.

Members present- Ashlie Kane, Dana Ehlers and Valerie Gilliam

- Discussion on bids for roof replacement on 255 Beacon Court.
  - The Board has gathered 2 bids so far and is seeking a 3rd. One Man Handyman \$13,014.62 and Saenz Roofing \$24,000.00.
  - The current bids are very different.
  - The Board will need to make sure that the vendor selected is following the current Mesa County guidelines.
  - #1 and #2 have 2 layers of shingles.
  - Saenz recommended taking it down to the decking to make sure that the decking is in good shape.
  - Of the current bids, considering price, the Board will likely select One Man Handyman.
- There are currently 6 votes in favor - 14 will be needed to proceed.
- Valerie will reach out again to owners who have not submitted their vote by the deadline of December 4, 2020.
- The roofs on 251 and 257 were replaced in 2012 due to an insurance claim. Valerie was able to get a copy of this information and will send it to HPM to be included in the HOA's files.
- Valerie will also prepare a spreadsheet to detail out what maintenance has been performed and when.
- Question if either of the vendors require a deposit - unsure at this time.
- HPM will update Board with the current ballot count on December 5th.
- Question on when either vendor is available to start this project. The Board will check with them to find out.
- Discussion on if this roof replacement could be put off until spring - one vendor suggested that this should be done as soon as possible to prevent any damage.
- The Board will meet again to discuss this further as needed.

Meeting adjourned at 6:30 p.m.

Minutes taken by  
Elizabeth Blevins  
Heritage Property Management