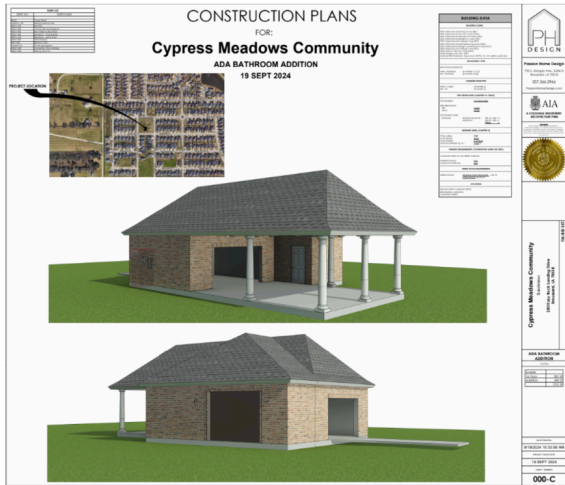




Open HOA Agenda
February 15, 2025
10:00 AM Mailbox Kiosk

- Open and Welcome-
 - Update on officer positions, Seth Plaisance taking over in president role
- Capital Improvement Updates
 - Bids were collected in Fall 2024 to add equipment room and restroom facilities onto the mailbox kiosk. Bids ranged from \$70K-\$91K.
 - Funds available for the project to be completed in 2025: \$70,292
 - In January, the financial committee reviewed bids and requested a detailed scope of work and updated quote from the low bidder, SLC Construction. Their revised bid increased by \$14K putting it out of the range for construction in 2025
 - Board opted to hold funds and wait for a 2026 construction date after assessing available funds from 2025 surplus
 - Note: Capital Improvements are NOT funded in the budget. They are only funded through surplus roll-over funds from the prior year's budget.
 - Feedback from residents:
 - Suggestion for the board to self-contract the work to save money.
 - Suggestion for the board to reduce the bid requirements that require bidders to give a detailed pricing plan in order to get lower-level contractors to pick up the contract.
 - Followup from board members:
 - As volunteers, the board members do not have the time to commit to a self-contracted construction project, nor the experiences and resources to manage a range of contractors to ensure they are performing their jobs correctly.
 - Board members are not insured for liability in the event that construction projects do not go to plan or subcontractors that fail to meet code requirements.
 - The responsibility of the board is to ensure that all projects get done at a level of quality and there is accountability for that level of quality and endurance. This can only be accomplished through hiring a licensed/bonded contractor to manage the project from start to finish.
 - Association members are encouraged to participate in the rebid process to take place in November 2026. Copies of the bid package will be provided to residents if they would like to solicit bids from a construction company that they think will give the association a better price.



Restroom and Equipment Room Addition

Estimated Cost: \$90,000-\$110,000

Dedicated Funds as of July 2025: \$70,292

Estimated Funds as of January 2026: \$25,000

Annual Savings: approx. \$2,800

Timeline: 11/1/2025 solicit final bids

1/30/2026 begin construction

