

Wildwood Homeowners Association

4088 Savannah Lane, Sacramento, CA 95823

Board Meeting Minutes

April 19, 2006

Attendance:

Board members present: Lisa, Steve, Jackie, and Jeff

Board Members absent: none

Call to Order:

Meeting was called to order at 6:00 P M. A quorum existed, as four of four Board members were present.

Present: Lisa, Steve, Jackie, and Jeff

The meeting started promptly at 6:00 p.m.

The meeting was devoted to presentations from contractors on repairing unit roofs, shed roofs, dry rot replacement and painting of unit.

Douglas Construction, represented by Mr. Brent Jack presented 1st. He offered a 10 Year warranty. Mr. Brent talked about priming both sides of the siding. He stated electrical is included if wires or cable needs to be moved. Mr. Brent mentioned that Wildwoods "no show" policy of deducting 25% from the contractors pay if he failed to show on site when scheduled, was no problem.

Mr. Brent will start from the roofs first do the siding and then the asphalt. Wildwoods storage container would be available for tools, material, and other supplies needed for the job.

Mr. Brent is insured for \$1,000,000 per occurrence. Brent said his team could be finished by October 10th 2006

Garry Kluck of **My Contractor.Com** Gary mentioned the primer he has is the best. Techs Coating is a new product that reduces heat and guarantees a 20 year seal. He stated that he would do roof repairs 1st, and then the gutters with 5" facial. Steve stated he would rather have a heavier duty gutter. The roofs could come with a 2 year maintenance program for 40K above the costs of the roof repairs. My Contractor.com offered a 7yr. warranty on paint and 10 year warranty on all other work except roof repairs. The shed roofs will be replaced and therefore warranted. Gary pointed out he has identified many improperly installed roofs where the flashing was installed incorrectly. Labor and Material all Included. Power blasting instead of power washing will be used to expose weak or damaged T 111. Gary presented a plan with many options.

There were two other contractors who submitted bids that did not show to present. The bids were all competitive, but **My Contractor.Com** was awarded the following because

the bid included materials:

- Repair 137 roofs for \$53,677.00. Details of repairs are on file in the Association office.
- Replace 87 shed roofs for \$54,049.50
(About 25 have been replaced with a roof with a pitch). The remaining 25 will be repaired when reserve CD's mature in August.

The Board voted to award the roof repair and the Shed roof replacement contract to MyContractor.Com per the following vote:

M – Steve

S – Jeff

C - All

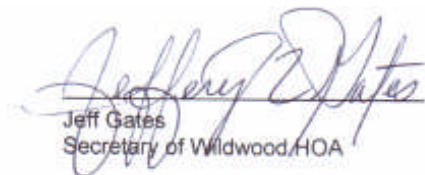
CPM was awarded the contract to repair level and blacktop all of the streets, driveways, and carports in Wildwood for: \$32,000.00 per the following vote:

M – Steve

S – Jeff

C - All

The parking lines, ADA lines and stop lines will be repainted. The details of the asphalt repairs are on file in the Association office.



Jeff Gates
Secretary of Wildwood, HOA