

Harbor Special Meeting Minutes – July 22, 2021

Board Attendees		Present - Nancy Turner, Diane Hansen, Rosie Craggs, Donna Haag, Not Present – Christine Holbert, Wayne Fulton, Tommy Cooper
Special Meeting Agenda		
Goals	Nancy Turner	The goal of this meeting is to is for the board to vote on: 1 – Siding contractor from the submitted bids. 2 – Color palette of siding and trim colors. 3 – Color palette for the K3 Marina Dr. building.
Overview	Nancy Turner	<ul style="list-style-type: none"> • Color team has worked for the last 2 ½ years on siding and color selections. • Martha Wolford has helped with color selection, flow or the selections, and renderings. • Ron Jones created the panels showing each color combination. • The team moved away from the Earth tones to Nautical Gray/Blue based tones. • The team has made recommendations to the board for voting. • Thank you to Ron Jones and team for all the work you have done.
Vendor	Nancy Turner	<ul style="list-style-type: none"> • 5 vendors were supplied by the LP Distributor. We submitted 5 RFPs to these vendors. 1 vendor was out of business, 2 did not reply, 2 submitted bids. • The RPFs were equal requesting pre-painted LP siding and trim with vinyl soffits and fascia. • Nancy made the recommendation for Mengel Exteriors. The board voted and approved Mengel Exteriors, 7 - 0. The board also approved the additional cost of \$5700 for gutters & downspouts.
Color Palette	Nancy Turner	<ul style="list-style-type: none"> • The Color team recommended the palette of LP siding and trim: <ul style="list-style-type: none"> ○ Rapids Blue siding with Quarry Gray Trim ○ Summit Blue siding with Quarry Gray Trim ○ Summit Blue siding with Rapids Blue Trim ○ Cavern Steel siding with Quarry Gray Trim • The community was notified on Wednesday morning July 21 the color palette was available for viewing on panels posted on the deck behind the clubhouse. • Nancy made the recommendation for the board to approve the color palette. The board approved the panel, 7 – 0.

K3 Color Palette	Nancy Turner	<ul style="list-style-type: none"> The Color team made the recommendation to use Summit Blue siding with Rapids Blue trim for the K3 building. The thought process was the building across the street is Rapid Blue siding with white trim. As your eyes move to the next building (K3) the flow would be a new siding color with the Rapid Blue trim color. Nancy made the recommendation to the board to approve the K3 color palette selection of Summit Blue siding with Rapids Blue trim. This was approved 6 – 1 did not vote.
Next Steps	Nancy Turner	<p>1 – Mengel Exteriors will be notified by Mulloy of their selection.</p> <p>2 – The Color team will have a Guideline document available for new doors and windows. No one must get new doors or windows. A subsequent guideline plan is being worked for garages</p> <p>3 – The board is working on a Siding and Roofing strategy plan to escalate the number of buildings per year. This will be presented within the next few months.</p> <p>4 – Investigate gutter guards for the newly sided buildings.</p>

2021	Bldg	Address	Vendor	Bid	LP Certified	Comments	Board Vote
n/a	K3	6388-6398 Marina Drive	Port Building Systems	\$ -	yes	out of business	
n/a	K3	6388-6398 Marina Drive	Watkins Home Restoration, LLC	\$ -	yes	no bid	
n/a	K3	6388-6398 Marina Drive	OHR Inc	\$ -	yes	no bid	
7/7/2021	K3	6388-6398 Marina Drive	Home Run Improvement	\$ 75,575.00	yes	50 yr Manufact warranty, 30 year paint, 10 yr workmanship. Includes gutter and gutter guards.	No
6/30/2021	K3	6388-6398 Marina Drive	Mengel Exteriors	\$ 49,556.00	yes	50-Year Substrate Limited Warranty 15-Year Finish Limited Warranty 5-Year 100% Material & Labor Cost, Replacement of rotten wood included in the bid. Gutters and downspouts additional \$5700. This does not include gutter guards.	Yes

Board Voting Details.

Board Member	Vendor - Mengel	Color Palette	K3 Palette
Nancy Turner	Yes	Yes	Yes
Rosie Cragg	Yes	Yes	Yes
Diane Hansen	Yes	Yes	Yes
Wayne Fulton	Yes	Yes	Yes
Donna Haag	Yes	Yes	Yes
Cris Holbert	Yes	Yes	Did not vote
Tommy Cooper	Yes	Yes	yes