

Board of Directors Meeting  
October 26, 1995

PRESENT: Lee Bruder, Tom Forman, Richard White, Hazel Hafeli.

This meeting was called to further discuss the roof leakage in existing buildings and concern for new buildings being built.

Attached is a report of the roof inspection made by Mark Dill of Bergeron Construction Co.

It was suggested a break down of problems be presented to Woodmaster.

1. Replacing roof on building #2.
2. Asking if they have information on leaking units.
3. Asking if they are willing to cut back clap boards where the roof line meets the shingles.
4. Discuss building #8 and future buildings.

We have had two building experts inspect the problems (prior to having Bergeron Construction) and are well aware that something must be done.

At the end of a meeting with Woodmaster we should all know where we stand.

It was decided that each of us take a section of buildings and present residents, both owners and renters, with new booklet of Rules We Live By, a News Brief and a questionnaire to be filled out concerning any problems they might have with their units.

Owners are no longer required to present a proof of furnace cleaning.

This meeting began at 5:30 and ended at 7:00.

Respectively Submitted,



Quick Report of Roof Inspection by Mark Dill of Bergeron Construction Co.

1.) Bob Mc. Nevin's unit and all of that building:

The roofing in the "nasty angled" area over the sunroom is damaged by snowshoveling and some shingles need to be replaced. Also the flashing is faulty and a vent of the sunroom has a foam rubber stopper at a place where water not only can but clearly has entered. Not a very big job but the siding abuts the shingles and should really be cut back (This would involve all buildings) because it would otherwise rot. He is not sure that shoveling snow is a good idea, good insulation and venting to prevent ice dams is the way to go. [Question: has anyone seen an ice dam on one of the buildings?]

2.) John Andrew's unit:

John showed us the bucket which has been in place ever since he has lived there and which filled with lots of water during every storm. He pointed this out to Glen and "Eddie" and was promised repair but nothing has happened. We need to determine whether this complaint is lodged after the guarantee or not. Mark examined the roof and found the place that needs to be repaired to correct this.

3.) Hazel Häfeli's unit:

Mark examined the roof of the sunroom and the "nasty area" and found conditions similar to #1 (Bob Mc. Nevin) above.

4.) Dick Davenport:

Mark found that many shingles on this building are cracked and that, in his opinion, the entire roof needs to be reshingled to avoid serious trouble. He told me that the shingles used were probably from the first two years of fiber glass as a base material and that during that time many shingle manufacturers nearly, and some really, went broke because they had to make good on their 20 year guarantees. The shingles used at Long Hill are 20 year shingles. He suggested we find out who furnished the shingles and then work on getting as much reimbursement as we can and reshingle the roof.

Conclusions and recommendations:

It seems to me that the workmanship around the sunrooms and the the way flashing is applied (he showed me areas where one can see the outside insulation) is not the best. A serious discussion with Woodmaster is needed to make them aware of the entire problem (we have never done this in a very businesslike manner, we always lacked information). Before we do this we need a list of:

- a. Building and unit where leaks have ever occurred.
- b. Date of problem - year as a minimum!
- c. What was done
- d. Correct info from Condo documents and lawyer as to qurantee. I am still hazy on this. Is it one year, three years and after what event: sale, declaration (here we go again) what?

Armed with this we need to get serious with these guys, discuss attitude, responsibility, lemon painting etc.

Respectfully submitted,