

WCP HOA Town Hall Meeting
Saturday, May 19, 2012, UCSB Building 594
meeting notes draft version May 19, 2012, posted 5/22/12

Board meeting was called to order at 10:08am.

Present: Dorothy Gonzalez, Gail Humphreys, Harold Marcuse (notes), Mark Sherwin, Tess Cruz; Bart Mendel of Stonemark Construction.

Homeowners: 25 homeowners representing 23 homes (including Board members' homes). [For future "first cluster" selection: the highest representation was the 910s with 6 and the 950s with 5 homes represented.]

Agenda: Leak Remediation Strategic Planning

A. Status of Project including Window/Door options (Bart Mendel)

Bart's powerpoint slides are posted as a pdf file on the WCP website.

Bart summarized the status and contingencies in the approval process, then moved to the wood windows and doors replacement options. They will be replaced as part of the exterior building envelope system.

In order to encourage owners to purchase the doors Bart presented the advantages. 1) Costs savings of 50% or more b/c of university contribution; 2) economies of scale in purchase and installation; 3) full integration into building envelope; 4) quality of new w/d units is much higher: dual-pane, low E coated (reduces solar heat gain); 5) fiberglass is superior to wood or vinyl-clad for this purpose (stable substrate, long warranty, no warping or rotting, paintable).

This plast-pro door model allows for separate replacement of windows should that become necessary. The cost of these fiberglass units is equivalent to vinyl units.

The project will paint the exterior to match the existing blue "estuary," but individuals will paint the interior according to their preference. Although these door/window models have some wood in their interior structure, the fiberglass is sealed on all 6 sides.

Cost to homeowners: \$16,375 for the complete package of window/doors, regardless of which of the two options (fixed doors or operable windows) chosen. This is a fixed cost.

Capital improvement percentage: still under negotiation, as is whether that portion will appreciate, depreciate or remain flat.

Window/door scope/options (1st floor): All fixed door replaced with operable windows, all operable doors with operable doors. Metal windows remain.

The door hardware? Not chosen yet, but we'll try to remain similar to existing.

Second floor doors will be replaced as part of the project, since they are a complex-wide construction defect (thank you Gail!). All upstairs deck doors will have full height glass (not like the original, but as many of us have already replaced them). Juliet doors can be replaced either as doors like now (not recommended), or just like the downstairs as a two-pane unit with an operable awning in the bottom portion.

A fair amount of stucco will be removed around all doors/windows, for instance the entire area between the study doors and the Juliet doors upward, and across to the utility room door.

How large will the mechanism to open the awning window be? Not known at this time.

How far into the interior of the master bedroom floor/study ceiling will the repair go? As far as the budget allows. In the worst case, owners will have to do some of this repair themselves.

Ordering. Owners will receive a packet of information explaining all options. Loan commitments must be formalized by Sept. 1, 2012. There will be a (short) window of time thereafter during which payment can be made.

Can/will metal windows be replaced? Not as part of the project, which will merely seal the existing ones and improve drainage to the exterior. If individuals want to replace these, there will be an optimal time to do so before the remediation project begins in their cluster. The main savings is that the stucco coat will go on over the new stucco, *which must be installed by the private contractor hired to do the replacement--at owners' expense.*

If owners want replacement windows to match the new ones below, specifications can be provided, BUT it would be a conflict of interest to have the project contractors do this. Only the finish coat (Stucco) would be provided by the project.

Construction time: roughly 10 weeks per unit. It should remain livable during that time.

However, on certain days very loud noises would have to be tolerated during working hours. For some time the front courtyard will be closed off, and owners will have to enter through garage or back patios. **Construction begin:** anticipated October 2012 for the first cluster.

For details of the following, audio and video recordings are available upon request from Harold or Mark.

- B. Window/door financial loans from the university (Harold) ***Audio begins at 1:03:10.***
Presented based on the handout posted on the web. Unresolved questions: how much can the variable interest rate change, and how often/at what intervals will it be reset.
- C. Memorandum of Understanding (between the Association and the university (Gail))
Audio begins at 1:17:57.
Concerns were raised about the accuracy of the recitals. Why can't this be given as a MOP loan, which has a better interest rate and would have tax deductible interest?
- D. Amendment 3 to CC&Rs, allowing the University to add the \$70k average increment to the resale price of each unit (Gail)
- E. Leak Remediation Fee (formerly called increase in lot lease) (Gail)
Presented based on the financial plan document posted on the web.
Comment: This current owner contribution mechanism precludes the deduction of this amount as mortgage interest.
- F. Leaving one house open during project (dues paid by HOA) (Tess)
Although this appeared desirable at first, problems choosing who could live there in case of multiple requests, and how it would be paid for (costs: monthly Association dues, cleaning fees, furnishings, etc.). It would *not* move around, thus at some point it would be under construction itself, and likely adjacent to construction. Alternatives suggested: a unit at Devereux, using neighbors' guest rooms, boarding pets with neighbors; use of a voucher system.

Additional items discussed:

Can information about dust and noise protection be provided?

An anonymous straw poll at the end (*audio file 2:06:30*) showed 14 units opting for the recommended base plan (windows with awnings at bottom), and 3 units likely choosing the full length fixed windows similar to existing. For upstairs, 4 units will likely opt for operable full length Juliet doors (instead of the windows with operable awning windows at bottom).

Meeting adjourned at 12:15pm.

These notes were presented in draft on May 22, 2012 by Harold Marcuse.