

OAKLAND HILLS CONDOMINIUM ASSOCIATION

Board Meeting Minutes

Oct. 30, 2017

A Special Board Meeting of the Oakland Hills Condominium Association was called to order at approximately 5:00pm, Oct. 30, 2017 at the Oakland Hills Clubhouse. This meeting was called in order to vote on choosing a contractor for remodeling the former AVB office.

1. Roll Call:

1. Board members in attendance: *Mike McLean (Secretary, Infrastructure Committee), Larry Smith (Vice President, Landscape Committee), Linda Teare (President, Website Committee), Tom Welsh (Treasurer, Finance Committee), Jack Gesmundo (AVB, Member at Large).*
2. Gardner Management in attendance: *Attendance was not required.*
3. Residents in Attendance: Dick and Mickey Olivanti - 2376 Tanglely Oak, Nancy Acker – 2396 Shady Oak, Phil Bonine – 8879 Oak Meadow Cove

2. Record of Board work since previous meeting (on 9/27/2017):

1. Approved minutes of September 27, 2017 Board Meeting.
2. Approved Patriots quote for spring 2018 power washing of the second section of units (out of four total sections).
3. Approved purchase of new signs for the entrances and Clubhouse.
4. Approved Tustin bid for asphalt crack repair.
5. Approved purchase of new pump for waterfall, from Rice Well Service.

Old Business:

1. **Approve Contract – Office Remodel:** After weeks of preliminary work including measurements, creation of 2-D sketches, obtaining prints from City Hall and meetings with 3 potential contractors, two final contractor quotes were considered and discussed. Tim Shaver's quote was \$8379 with a start time in February or March. Tom Harvey's quote was \$9572.50 with a start date in November. Both contractors estimated about 3 weeks of work once construction starts. The third contractor considered, Dan Allen, had dropped out of the quoting process prior to the meeting.

Background and reference follow up identified that both contractors have solid performance records. Since both contractors were equally qualified, the decision became one of better timing vs. better cost. A discussion of issues related to the timing vs. cost issue ensued with valid points made supporting both sides.

A motion was made to accept Tom Harvey's bid (best timing, higher cost). The motion passed by a vote of 4 to 1.

Next Meeting(s): November 21, 2017, 3:00 P.M. and Dec. 19, 3:00 P.M. at the Gardner Management Offices.

2. **Adjournment:** The meeting was adjourned at approximately 7 P.M.

Minutes Submitted by Mike McLean, OHC Board Secretary