

Snowcrest Exterior Committee Summary

April 6, 2022

The following is a summary of how the exterior renovation project began, where it is now and where it is expected to be this year.

- ⑩ Approximately two years ago Vice President of Operations, Richard Kuhn reported to the board the building wood siding was showing deterioration which would need to be addressed. A committee was formed to investigate the issue. Due to the pandemic and the resignation of Richard very little progress was made.
- ⑩ Steve Vanover was appointed by the board to fill the remaining term of V.P. and head up the committee.
- ⑩ A contractor was asked to take a look at the building and give an opinion about what would be required. Contractor's opinion was all siding and exterior windows needed replacement.
- ⑩ After consulting with the board it was agreed to hire an engineering/architectural firm to do a complete inspection and obtain an unbiased opinion of needed repairs.
- ⑩ Eight firms were contacted and only two were found to be qualified based on the board's requirement that they not be connected or associated with any contractor which might bias the findings.
- ⑩ The low bidder was Seal Engineering of Alexandria, VA which had experience at Snowshoe on other projects and came with good recommendations.
- ⑩ During the 2021 August homeowners meeting it was decided to proceed with the inspection using Seal.
- ⑩ Seal Engineering conducted the inspection in October 2021 which included the entire building with the exception of the roof which is still under warranty. The inspection included test cuts in the existing siding, review of original construction specs and drawings, foundation and crawl space, windows and porches.
- ⑩ Report from Seal was received by the board in late December 2021 and was distributed to all homeowners in January 2022.
- ⑩ The report presented two options. One to repair, seal and repaint the existing siding Two, replace existing siding with a vinyl or non-wood product not requiring regular painting, replace windows which were not installed correctly when Snowcrest was built, and enclose all porches to correct leak issues. This is a very brief summary of the report which was sent to all homeowners.
- ⑩ In March the board contacted an attorney to review the declarations and by-laws to make clear the authority and responsibility of the executive board to proceed with these recommendations of enclosing porches, replacing siding, and replacing windows without the need for approval by majority vote of homeowners. Attorney found that the board was authorized and responsible to proceed.

⑩ In March meeting executive board authorized Seal Engineering to proceed with schematics and construction drawings phase to be followed with bidding process. This phase to be completed approximately August or September 2022.

⑩ After bidding is completed the board will review the bids and award a contract based on price, materials, and time line. It is expected work will commence Spring 2023.

This is only a summary of the physical aspects of the work and does not address any financial needs which will be addressed once bids are complete and total costs are known.

Steve Vanover
Vice President of Operations
April 6, 2022