

Subject: [Building] Updated Meeting Minutes 20150129
From: Mike Doub <mike@doub.com>
Date: 1/30/15, 10:59 AM
To: "Building Committee mail list." <building@newhopeimprovement.com>

Here is the updated minutes with the your comments included.

Regards,
Mike

Mike Tapp (MikeT), Mike Doub (MikeD), Cliff Carroll, and Del Williams met at 11:00 am on Thursday January 29th to review building issues.

It was agreed that the septic issue needed to be addressed right away. MikeD took the action to contact Wayland McFarland Septic Service and make arrangements for a professional assessment and estimate. Both MikeT and Cliff have had positive experiences with this company. Based upon the assessment we will also consider re-grading the back to direct water away from the building.

Del took pictures of the issues that we discussed and will annotate them to give to Lindsay to be placed on the website as a record. We need to monitor the front porch to see if it continues to settle. Special pictures were taken for this purpose.

It was agreed the the next issue to address will be the back walkway. There are two options:

1. Remove the walkway and tie the back door access to the fire department deck.
2. Replace the walkway with a design that provides expanded storage for both the association and fire department

The building committee members were in agreement the second option, even though more expensive, would be the better solution and would be the recommended direction to the NHIA board.

In the short term, the back door needs to be more securely closed to prevent accidental opening and Warning Signs replaced. MikeT took this action item.

We discussed the possibility of fire department ownership of the building:

- The fire department is interested.
- This would allow a longer term budget be established from taxes for maintenance of the building allowing the association to focus on community activities.
- It is not clear that the association has the resources, even with a major focus on fundraising to keep ahead of the building expenditures.

- If ownership transferred, this would be the first property actually owned by the fire department. Stations are currently leased. For the fire station on Whitfield: the 2 story addition that houses trucks, administrative areas and living quarters was built by and paid for by the fire department.
- The building committee recommends that the board seriously consider this option.

We did not spend a lot of time discussing the priorities as we knew that the top issues were potentially big projects that might consume most of the funding. Some of the less expensive items that contribute to improved rentability should be considered to help pay for the larger items. Here is the proposed list in a proposed order:

- Septic tank backing up AGAIN; due to wet weather
 - Wayland McFarland septic service – <tel:919-383-1015>
- Side Porch/Walkway/Ramp need to remove and/or replace
- Regrade back yard to take water away from building
- Kitchen needs to be repainted for HEALTH REASONS
- Updating the Meeting room lighting
- Porch is settling and causing pillars to separate from the roof
 - Front Retaining wall is cracked
 - Front Porch Column noted to be separating from ceiling; perhaps due to settling of porch
- Add gravel to eliminate the bog at the front of the building
- Front Ramp Railing is very shaky
- Roof Edge & Gutters – damage to the edge of the roof and gutters on the back of the building
- Soffit (vinyl) needs repair at backdoor
- Back Ramp needs to be replaced or removed.
- Siding needs washing, no need to replace but it could use some attention to look a lot better
- Fire alarm system will be redone for the entire building and NHIA will need to pay for our part
- Updating the Meeting room walls
- Updating the Meeting room flooring

- Inside bathrooms are in need of updating
 - Front shrubbery looking pretty bad, probably should be replaced
 - Folding chairs need upgrading
 - New pots and pans need upgrading
 - Projector and Screen
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Building mailing list

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