

# **Shadow Mountain Townhome Association**

## **Board of Managers' Meeting**

Tuesday, November 9, 2010  
4:00 p.m., Mountain Standard Time  
Via Teleconference

---

### **I. Call to Order, Roll Call**

The meeting was called to order by M. Mizen at 5:00pm MST. Board Members Present: A. Biel, B. Dierking, T. Klindworth, C. Carroccio. (D Gilbert joined the meeting later). Also present were Mr. Mickey Spalding, and Mr. John Laverman.

### **II. New Business**

#### **Water Leak under Unit #2**

Mr. Spalding and Mr. Laverman described water damage to Unit #2. Previously, this damage to the unit's framing, rim joist and studs had been thought to have been caused by run off. However, as stucco was removed, a leak in the SMTH water distribution system supplying pressurized City water to the complex was discovered. The extent of the leak was not known at the time of the meeting, but damage was believed to be limited to the level of units 2-4.

On the recommendation of Messrs. Spalding and Laverman, the Board authorized 1) contacting (structural engineers) Martin & Martin to see if they could immediately consult with SMTHA to remediate this problem and 2) if not, to ask them for a recommendation for a local source that they/we could consult with to guide the construction firm we have retained (Lucky Dog Construction) to repair the damage. If M&M is not available to help, the Board authorized Mr. Laverman to engage a local engineer.

The Board also confirmed that Lucky Dog's scope of work be extended to deal with this new situation.

T. Klindworth noted that some of the repairs would probably have to be temporary given the onset of winter weather, with a permanent solution to be pursued in the spring.

It was suggested and agreed that daily progress/status reports be forward to the Board until this situation has been resolved.

The Board expressed thanks to Messrs. Spalding & Laverman, as well as Mr. Sullivan for being on top of this situation for us.

### **III. Old Business** **LOL Status**

The status of the LOL project across the street was reviewed, based on news reports that the developers were planning to go to P&Z, hopefully before the end of 2010 for final approval. No substantive further new information was available. Ms Carroccio and Mr. Dierking reported that LOL's Mr. Daniel had agreed to brief us as their plans, currently in flux, become finalized, and before they go forward.

#### **IV. Adjournment**

The meeting was adjourned at 5:25 MST.