

Huntington Pines HOA Board Meeting

July 9, 2024

Meeting started at 2:10 pm

Present at meeting: Kristen, Chris, Bickly, Bernie

Objective of Meeting: To select contractor and approve street replacement

- Kristen addressed if Board should be concerned with a homeowner causing grievance with the street repair. There's no indication in the HOA Bylaws of protocols to follow.
- Chris shared previous experience where an owner's daughter came home late and removed the yellow tape and hazard cones and drove into the ditch that had been dug up for the street repair. Other than that incident, he doesn't recall any major occurrences.

Update from Bernie:

Three contractor bids:

1. Rocky Mountain / A-1 Paving (RM)
2. Foothills Paving (Foothills)
3. DACS Paving (DACS)

- Bid correction with RM. There was an error in their initial quote. Bernie presented new quote and it totals to \$199k plus change. So we now have a tighter range with the other contractors.
- RM and DACS are more competitive in pricing. Both also quoted curb repair. DACS also quoted a flagger (not really needed).
- Additional cost is that the lube at the front gate needs to be replaced.
- Anticipate a 10% contingency (~\$20K) in case something comes up that's not in the work order. If it's not needed, then funds can be used to fix area at the main fence.
- With a mill that's 10' wide, usually a crown is created in the middle so water can run off. Or one can go the route of edge milling, which included a higher quote from Foothills.
- DACS and Foothills were recommended by a neighbor to Bernie. Was told that they anticipate a price increase in September. Foothills can do as early as the end of July/1st of August. RM and DACS did not give a start time.

- Can the HOA afford this? Reserve has \$244K plus change.
- Chris believes that there's NO need to replace the sensor loop.
- Cars will need to be moved or be towed when road is being done. Expect maybe calls of complaints of inconvenience from homeowners.
- Contractor will put out flyer at homeowner's door to notify of street work.

Next steps:

- Who should we go with?
- RM may have more integrity, larger company
 - will request insurance proof
- DACS is not as big and has not had much time in Denver area. Also has a fine print that is a disclaimer (red flag).
- Foothills quoted the highest.
- RM is recommended by Bernie. We want the lowest qualified quote. The Board agrees.
- Try to make payment for work performed. Avoid down payment. These are big companies and are used to working with general contractors. Pay for work quality performed.
- Create resolution that the Board approves the contract and authorizes any Board member to sign the contract with paving company.
- Bernie will ask that RM insurance states that it includes them and the HOA Board members.
- Chris will give Bernie some blank checks for vendor.

Meeting adjourned at 2:55 pm.