Riverbend Homeowner's Association

Board Meeting Minutes – August 4, 2018

Owners in attendance: Dennis McCarty, Carol Kelly, Kim & Gil Castro, Augie Gallego, Bill & Elizabeth Eklund.

Directors and officers in attendance: Jack Kelly, Bob Minshall & Charles Collins

Meeting called to order at 3:01 PM. Quorum established.

Jack presented a contract proposal from Charter Construction for Deck Repairs and waterproofing per Forensic Building Consultant Design Brief Date 07/26/2018.. The base bid was $155,134.

Three bids were initially requested by our engineering partner Forensic Building Consultants, and included Charter Contraction, J.R. Johnson (declined) and I&E Construction (high bid). The board decided to use the Culver deck (163 Furnace St.) with Charter Construction as a prototype for cost and quality of workmanship. The board was impressed with Charter Construction quality of product and requested a bid on 11 decks recoats and the rebuild of 129 Furnace Street – 2 Kemp decks. The method of selection was done by Forensic on a 1-5 basis with a 5 indicating a failed deck.

The project will include costs to owners for doors and second coats and the estimated net cost to the HOA is approximately $127,805.

Charles Collins motioned for approval of the Charter Construction contract base bid of $155,134. Jack Kelly 2nd. Vote tally was Collins and Kelly for and Minshall against due to not having 3 bids. The contract was approved.

Jack Kelly adjourned the meeting at 3:52 PM.

Respectfully submitted,

Charles Collins
Secretary