

## **Board of Governors meeting July 19, 2023 minutes**

**Board Members Present:** Geoff, Todd, Jack, and Nikki

**Owners Present:** Tracy Spencer, Chris Ricketts, Clare and Jimmy Kellett

**Also Present:** Kris Griffith from AGI

The meeting was called to order at 8:05 p.m.

**Pool Room Report:** Kris Griffith gave a report on refurbishment of the Pool Room. The cracked glulam beam that is suspended above the pool has a slight bow. This bow will be visible when the metal supports that run along the top of the beam are installed.

There was a question about the esthetics after the supports are installed, and upon motion made by Jack, seconded by Todd and unanimously carried, the decision was made to paint the steel reinforcement supports and the beam in a black color that includes rust protection from excessive humidity and chlorine. The trim will be painted in a color that matches.

**Structural Engineer's Report:** Degenkold Structural Engineering was hired to evaluate the condition of the two condo buildings. Dan escorted the Engineer around the two buildings, and the Engineer told Dan (as reported by Nikki) that "He didn't see any major signs of structural damage but it was obvious the buildings were under some stress. Showed him the pool building, and he was impressed with the size of the glulam and was amazed it cracked. He said all of the cracks in exterior beams and posts are normal". Degenkold will give their report to the insurance company within three weeks. Tracy asked if they looked at the stairwells. Geoff asked Nikki to contact Degenkold and Dan and see if they evaluated the stairwells. Nikki will make contact with the Engineer and e-mail their response to the Board. He also asked that Degenkold provide us with their report prior to giving it to the insurance company. Nikki will follow up.

**Roof Repair:** Kris Griffith reported that their roofers are scheduled to evaluate the condition of the three roofs and girders next Wednesday or Thursday.

**Insurance Adjuster Site Visit:** A question was asked whether the insurance adjuster will be making a site visit. Nikki spoke with the adjuster and he said he will not be making a site visit unless there is an issue with coverage. So far, Farmers has not denied any of our claims.

**Application for Permit:** Nikki reported that that Dan forwarded the application for permit to the Town of Mammoth Lakes, and verbally they told her the process will take approximately two weeks.

**Condo Repairs:** Kris Griffith reported that they will begin repair of the condos next week, starting with the lower balconies/patios. He will also look at the Pool Room bathrooms to determine if there are any issues created by the storm.

Geoff will schedule a follow-up meeting within the next two weeks.

Upon motion made by Nikki, seconded by Jack, the meeting was adjourned at 8:58 p.m.