

Summary Minutes

Fairway View Condominium Association Projects Planning Committee (PPC) Meeting 6/09/2021, 2:30 – 4:00 pm

PPC: Rick Machon, Judy Elliot, Bob Freedland, Rudy Lozano, Tony Mirarchi, Maria Tsu

Monthly Report

Rick reviewed the “Maintenance & Project Planning Committee Report” for June 2021. This report will be updated monthly and presented to the Board. Completed projects include the trash surrounds, foyer updates and Reserve Study. The deck resealing work will start next week for buildings 17, 18 & 19. Some bids have been received for the railing repairs. The deck railings will be washed as part of the deck cleaning work. Still awaiting bids for roofs/vents for buildings 1, 4 and 7. Landscaping options for 23rd street are being evaluated. The report also provides the status of expenditures versus budget. At this time, the projected carryover into 2022 is about \$160k.

Landscaping

Judy met with Guardo from Pacific who is taking over from Jose as our account manager. She has asked Guardo to give priority to the irrigation system. Pictures of dead plants have been taken. She asked for the timers to be checked. Guardo indicated that the timers are set to run the sprinklers for 2-4 minutes at a time, followed by a pause, then another 2-4 minutes, etc. This allows the water to soak into the soil versus just running off. An arborist will be walking through the property to evaluate trees. We are still waiting for bids to address landscaping in front of Building 1 and along Fernwood. Guardo recommended waiting until early Spring to replace barkdust since current dry conditions would result in barkdust blowing away. Regarding 23rd Street landscaping, Judy is reviewing potential green plants that are drought resistant as options instead of any flowering plants. Rudy has a drawing for a surround structure for equipment that he will share. Bob asked whether stump grinding could damage irrigation lines. Judy indicated that stump grinding vendors are responsible for not damaging irrigation lines when stump grinding.

Radon Remediation

Bob reviewed a handout he prepared that provides background information on radon, Washington State laws, approaches to evaluating mitigation vendors and possible approaches to mitigation.

- Washington State Law has two requirements: (1) if radon is detected, disclosure must be made to potential buyer; and (2) new construction must include means of minimizing radon levels.
- Geological map – shows that Fairway View condos are in zone with high radon levels.
- EPA – provides “action level” but advises that action should be taken at even lower radon levels.
- Washington Radon Fact Sheet – included in handout
- Ways to rate mitigation vendors – Better Business Bureau (BBB) shows vendors as either “accredited” or “listed”. Only 1 of 5 vendors under review are “accredited”
- National Radon Safety Board (NRSB) – provides vendor certification for radon mitigation.

Next step is to invite companies to present mitigation options in a pre-bid meeting. Since we have cement foundations that are likely cracked, allowing radon gas to seep into lower units, we basically need method to draw out the radon gas and vent to the outside. One option is to install an extra fan near existing exhaust fans (kitchen/bathrooms) that would run 24 hours/day. Such fans would need to be quiet. The bottom line is that the Association has a responsibility to address issue.

The group further discussed options for radon mitigation. Rudy suggested it may be possible to have existing fans automatically turn on when high radon levels are detected. Tony suggested that it is

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important for owners to understand the radioactive nature of radon, how it gets into the units, how it accumulates especially during winter months. He suggested testing whether improving ventilation in two of the worse units would improve things. Rick/Jill indicated that such a test was already done since the unit originally with high radon levels was allowed to ventilate, resulting in reduced radon readings. Rick stated that, while radon has a relatively short half-life, the danger is that when it is inhaled, 20% of the radon remains in the lungs and can lead to lung cancer. Mitigation is necessary; it is a low probably but high risk/consequential issue. It was suggested that a presentation about radon be made to owners.

Rudy is trying to locate the original architectural drawings. The county moved all information to the City of Vancouver. Rudy is waiting to hear back from the City.

Routine Maintenance

Maria reviewed her handout on routine maintenance, including preliminary cost estimates. Routine maintenance is divided into three categories: (1) annual maintenance paid from operating funds; (2) limited common or unit owner maintenance, arranged by Association, paid by owners; and (3) preventative maintenance paid from reserves. The group had some discussion regarding cleaning of dumpsters. Rudy indicated that dumpsters were powerwashed annually by the management company. Judy indicated that dumpsters were cleaned every 2 years when she was on the board. Cleaning the dumpsters would help preserve the bottoms from rusting out. Another option is to coat the bottom of the dumpsters to protect from rusting. While we own our dumpsters, it may be possible to get new dumpsters (or trade in our dumpsters) from Waste Management. Maria will follow up.

More generally, the group felt that options would need to be presented to owners, especially regarding whether particular maintenance tasks should be included in the budget. In some cases, owners may prefer for the work to be arranged by the Association and charged back to owners, rather than including in the monthly dues. Regarding 2021, the only maintenance that the group felt strongly that needed to be done was window washing and gutter/downspout cleaning.

5-Year Plan

Rick presented a chart that outlines the scope, schedule and budget for the 5-Year Reserve Plan. The chart shows 21 tasks, the approximate timing and duration over the next five years (2022 – 2026) and another table that would provide the proposed budget. Most tasks would be reserve items, while other tasks (e.g., landscaping) may be operating budget items. The 5 Year Reserve Plan would serve as a starting point for next year's Level 3 Reserve Study. It would also provide documentation to inform future Boards of the longer-term project planning process.

Reserve Study

Regenesis has completed the 2022 Reserve Study. We are currently trying to schedule a Zoom meeting to review the study. Tony indicated that, in the past, he was able to work with Regenesis if anything needed to be modified (task, timing, cost, etc.). Thus, the report is still in draft form and some revisions may occur prior to the budget process. Tony suggested that the reserve budget be based on the recommendation from the Reserve Study. However, Judy noted that the Reserve Study provides guidelines and that there is no legal requirement that we follow it strictly.

The meeting was adjourned.