

**Minutes**  
**STILLHOUSE CANYON CONDOMINIUMS BOARD MEETING**  
**Special Meeting to Discuss Railing Status**  
**October 25, 2019**  
**10:50 am**

1. Attendees:

- |                   |                                |
|-------------------|--------------------------------|
| 1. Carolyn Wright | President                      |
| 2. David Green    | Vice President                 |
| 3. Marc Duchon    | Treasurer                      |
| 4. Mike Hill      | Granite Properties             |
| 5. Bill Perkins   | Architect for Railings Project |

2. Carolyn called the meeting to order at 10:50 am. Prior to the meeting, the board reviewed two railings samples which it had requested be fabricated at its October 8 special meeting on railings.

3. Railing Options.

Option #1 is a retrofitted panel of 4-inch wire grid attached to the existing railing. Option #2 is a retrofitted railing 3-inches on center with new verticals inserted. Option #3 is a new railing 4-inches on center that conforms to COA code.

4. Review of Railing Samples. Option 1: Various modifications were suggested to option 1 that would improve its rigidity, aesthetics and costs. The board thought a modified option #1 should be pursued further as it offered acceptable aesthetics at an acceptable price. Option 2: The board generally felt that there were too many distracting vertical lines, but decided to retain the option for further discussion based on simplicity and costs. Option 3: The board is still considering but more information on cost is needed. Option 3 is significantly more expensive than Option 1 or 2.

The board requested Bill Perkins ask the welding contractor to create a new modification of the Option 1 panel. He will work with the contractor to complete it by November 8<sup>th</sup>. The new sample will be paid for out of the previously approved allowance of \$1500 for samples.

5. Review of Bids and Costs. The board discussed costs based on bids previously received from Jimmy Butler, bidder #1, and Compound Security Systems (CSS), bidder #2.

Bids received to date are below. These estimates should be considered "ballpark" estimates and will need further refinement and review before a decision can be made.

1. Option #1- Pre-fabricated panels using 4-inch wire grid to be attached to existing railings.

--Butler: \$560 for a 14 ft. railing (includes \$140 for labor).  
--CSS: \$2800 for a 14 ft railing.

2. Option #2- Adding additional vertical inserts to existing railings to create a spacings of 3-inch (+-) on center.  
--Butler: \$635 for a 14 ft. railing  
--CSS: no bid; contractor felt it was too labor intensive and was not feasible.
3. Option #3- New railings 4-inches on center.  
--Butler: \$1,875 for a 14 ft. railing.  
--CSS: \$4,863 for a 14 ft. railing.

A 4<sup>th</sup> option for a pre-fabricated panel using 2-inch wire attached to existing railings was presented but not considered further. This option was sidelined because it is more expensive and less aesthetic than a 4-inch wire grid.

#### 6. Sharing of Bids and Railing Samples with Neely's

Stillhouse has paid for 3 sample railings. Neely's has paid for a second bid from CSS. The two boards will share their information with each other. Mike recommends getting a third bid if a suitable bidder can be found. A motion was approved to hire Bill Perkins to spend an additional 3 hours of time to obtain a 3<sup>rd</sup> bid if available for a total cost of \$540 with the cost to be split with Neely's Canyon HOA Board. Stillhouse will pay \$270. The new bid is for modified Option #1 only.

#### 7. Other Costs

In addition to costs of installing retrofitted railings, options 1 and 2, Stillhouse will incur routine scheduled maintenance/repair/painting costs for existing railings not included in the prices above. These maintenance costs are approximately \$110,000 (\$75K painting; \$25K repairs, \$10K for a 10% contingency). If Option #3 (new 4" railings), is selected, the cost of painting (approximately \$75K) would be added to the total expense. Option #3 will have to be permitted so we will incur engineering fees and COA permitting fees that could run as high as \$75K. Engineering/permitting fees would not apply to Options 1 and 2.

The meeting adjourned at 11:50 am.