Donner Place HOA Board Meeting

Date: June 12, 2026
Time: 1:15 PM
Location: Unit 201 McCoy

Board- Ed Sweeney, Joan Cvar, Hugh Barlow, Maria McCoy, Layne Geurts

Welch Randall- Jennifer Jolley

1. 2027 Exterior Project Planning and Scheduling Discussion

The Board discussed the proposed exterior renovation/construction project, including timing, contractor coordination, financing, owner communication, and scope prioritization.

The Board clarified that no formal Board-authorized start date had been established and that any previously referenced construction start date did not result from formal Board action. The Board agreed that the project should not proceed until financing details are finalized and owner communication is complete.

The Board discussed that the project is unlikely to begin during the current year and that a later start date would allow more time for financing, owner preparation, and planning.

2. Financing Review

The Board reviewed preliminary financing information and determined that the following are needed before proceeding:

- confirmed financing availability
- interest rate and term information
- owner payment scenarios
- lump-sum and financed payment estimates by unit
- complete unit allocation information
- sufficient information for presentation to the membership

The Board expressed the need for a clear unit-by-unit financial schedule before holding a community-wide meeting on the project.

3. Project Cost Review

The Board reviewed project cost estimates and discussed anticipated cost escalation. A 5% escalation factor was considered for planning purposes if the project is deferred.

Estimated project totals discussed included:

- all-inclusive project total of approximately **$2,079,226**
- adjusted total of approximately **$2,183,000** with a 5% increase
- reduced-scope total of approximately **$1.676 million**
- reduced-scope total of approximately **$1.759 million** with a 5% increase

These figures were discussed for planning purposes and remain subject to confirmation.

4. Scope Prioritization

The Board discussed possible scope adjustments to reduce costs and prioritize necessary work. Items identified as Options 2, 4, and 9 were discussed as candidates for removal, postponement, or future consideration.

The Board also discussed preserving a sufficient contingency amount for unknown and future needs.

5. Board Action - Project Timing

The Board agreed that the project should be deferred until 2027 to allow time for financing completion, owner notice, owner financial preparation, and more realistic construction planning.

6. Contractor Communication

The Board agreed that the contractor should be informed that:

- the Board remains committed to the project
- the Board is not committed to the previously assumed timeline
- financing and Owner Readiness are not yet in place
- the delay is based on planning and financial readiness

A Board representative agreed to contact the contractor and communicate the Board's direction.

7. Homeowner Meeting Planning

The Board discussed the upcoming homeowner/community meeting and agreed that owner communication should focus on:

- estimated project cost
- estimated owner financial responsibility by unit

- payment timing
- anticipated construction timing
- visual renderings or design concepts

The Board also discussed limiting written materials to a concise financial summary rather than distributing detailed line-item construction documents.

8. Meeting Recording

The Board discussed the use of audio recording for Board meetings and expressed support for using recordings to assist in preparing future meeting minutes.

9. Additional Business

Monument Sign
The Board briefly discussed obtaining an update regarding the monument sign schedule and whether it would be impacted.

Future Landscaping / Dry Scape
The Board briefly discussed possible future landscaping changes, including dry scape concepts in certain areas. No formal action was taken.

10. Next Meeting Logistics

The Board discussed logistics for the next owners' meeting, including possible location options, seating, sound concerns, and whether remote participation would be needed.

11. Adjournment

There being no further business, the meeting was adjourned at 2:15.