

**Minutes of Lakebridge Association #4 Meeting
Tuesday, April 12, 2011**

Special Guest Speaker – Dan O'Brien

Krech, O'Brien, Mueller & Associates, Architect & Engineering Firm

Mr. O'Brien presented his findings after inspecting 3 townhomes and recommendations for the ice dam situation numerous homeowners experienced this past winter. Diagrams of what wall and roof structures should and shouldn't look like were passed out. He explained how ice dams form and explained how to determine the amount of air flow required based on the square footage of the roof. That number is then divided equally between the soffits and roof vents to allow air to come in and flow out properly. In addition to attics lacking adequate air chutes (baffles) between the rafters and not enough insulation there is not adequate venting in the soffits. Types of roof vents and which ones are more effective were discussed. Insulation by code should be a minimum of R30 and strongly recommended R40 or greater. He suggested blown fiberglass and air chutes every cavity. Air chutes allow the air to flow from the soffit vents and out the roof vents. They also keep the insulation away from the underside of the roof and blocking that air flow.

His recommendation by priority was:

- 1) Add adequate ventilation
- 2) Add insulation
- 3) Insulate wall cavities

Note: Adding ventilation alone may not prevent ice dams. Increasing insulation is also a major recommendation.

Regarding the roofs themselves there isn't any ice and water shield under the shingles. Current code requires 4 feet of ice and water shield from the outside wall edge on the roof. This membrane should also be run up the valleys. Unfortunately this would require replacing the shingles. The shingles are not slotted to be replaced until 2014.

Mr. O'Brien was thanked for his valuable information and recommendations.

Note: Mr. O'Brien presented his findings and recommendations to the association at no charge.

The regular board meeting was then called to order at 8:15 p.m. by Vice President, Shannon Cobb

In Attendance:

Board Members: Shannon Cobb, Mertz Hebert, Linda Hedberg, Marge Stelter & Karen Hemmingson

Accountant: Mary Brau

Homeowners: Joyce Lundell, Diane Nealey, Linda Krech, Sharon Sturdivant, LaVerne Schille, Evelyn Scanlon, Mary Bade, Mike Hardlor, Susan Dahl, Millie Menanevich, Jerry Hafner, Mark Flascher & Mr. Mrs. Patti Lentz.

March Minutes were approved as read.

Financial Report

Mary presented the monthly financial report
Minimal expenses – postage & office supplies
Annual Renewal Insurance – No change

Committee Reports

ACC – No report (Open board position)

Lawn & Snow - Marge & Karen attended Dakota County Rain Gardens Meeting

Hold off until next year. Felt a lot of paperwork for amount of funds (\$250) available.

Repairs – Gate and shutter needing repairs

Insurance – Waiting on 5 homeowner's certification of insurance

Budget Committee formed:

Board members: Karen, Marge and Shannon

Homeowner: Linda Krech

Accountant: Mary

Discussion Items

Snowplowing:

A homeowner expressed concern imposing fine (March meeting minutes) when vehicle not moved for snowplowing. Plowing is done after people are in bed and they don't always hear the plow.

Ventilation:

Karen presented Jerry's estimate of \$77,700 for fixing the soffit vents (61 units). This would consist of removing the soffit venting, cutting out a continuous section of the old plywood soffit that was never removed & then replacing the soffit with added vent sections. Some of the colored venting is no longer available and would be painted to match the existing color.

Five homeowners have already had Jerry add additional soffit venting to their units and are asking to be reimbursed \$1000. They were instructed to submit itemized invoices to the board for review.

Discussion surrounding whether just the soffit venting was enough to meet the formula presented by Mr. O'Brien would resolve the ventilation issue. Those that already had their soffits done stated they had no ice dams this year. These units may or may not have added roof vents and/or additional insulation.

Mary recommended Jerry present an itemized bid as well as the board securing two additional bids due to the large dollar amount of the project in the event of an audit. Some board members felt additional bids weren't necessary as this should fall under maintenance and Jerry should be allowed to complete the job as he does all the association maintenance. A homeowner made a motion to get two additional bids and an itemized bid from Jerry for the soffit venting. Motion was seconded by a board member and voted upon. Linda Krech volunteered to obtain the two additional bids. Once received, Mary will scan and sent out to all the board members for review.

Homeowners will be advised to add insulation to their attic spaces. It may be possible to get discount if multiple homeowners have this done at the same time and a rebate may be available from Xcel Energy when adding insulation.

New Business:

Homeowner submitted a request to fasten a satellite dish to his fence.

Discussed and voted – no dish can be mounted to the fence.

Meeting Adjourned at 9:00 p.m.

Respectfully submitted,

Linda Hedberg