

Hakone Regime meeting
Saturday, July 1, 2007 1:30 pm

Florrie Paige was appointed the secretary to take minutes from the meeting.

Present for the meeting were: Mike and Theresa Sinz H7, Florrie Paige H13, Claire and Jim Franklin H8, Donna and John Kotchkowski, new owners in H15

Florrie Paige was re-elected to serve as regime director.

Claire Franklin was elected to serve the remaining term as regime director left by the resignation of David Kenley.

Minutes were approved from 2006 with the correction that Jim Franklin H8 was present.

The following items were unresolved from **2006**:

Doers H11 still have an 18 yr. old hot water heater?

Replace Hakone sign and relocate in front of gas tank. (Kimberly was getting a price on the sign.)

Paint fence in Spring 07 instead of 2008. (Check corner piece at Hakone 1) NOT DONE!
The fence is in poor repair unlikely to last until 2011.

Decks are mostly painted but some additional work is needed on decks, outside shingles, and columns as well as the underside of some others.

Emergency lights look terrible. They don't match and some do not look professionally installed.

Replace window sills in each lobby. (They are carved with graffiti.)

Place a "water hog" type mat on top step on each side outside?

*Stain benches to match signs- repaint to match the blue outside doors!

Paint laundry hampers where workers have written on them. New labels needed?

Refinish hallway doors, Paint trim gray.- was this done?

Replace the "spacer" in the stairway and paint to match the stairs.

Place an outside corner molding in lobby by stairway on H1-12 side.

An outside corner molding could be placed overhead, on the underside of the stairs going up, where skis hit.

Were stair treads moved forward from the 06 schedule? When were they done?

Sky light "chutes" need to be repainted.

Lock on water heater closet on third floor?

Public washer dryer closet are dreadful! They need to be painted, cleaned, and have new floors installed. Can a vent be installed over the door or a more open vent in the door?

There was a question about assessment for wifi in H 24.

From 2005:

Can we designate the entire building as smoke free?

New business:

Discussion about the problem with the way dryers are vented and the proposed solution. Guesstimate costs at \$1000 per dryer. Possibly bathroom vent will require similar solution. Wait until this is resolved before moving forward. Do all at the same time to save down time and money. More information is still needed.

We also discussed the problem with the old chimney stacks and roof leaks. More information is needed. The solution seems somewhat drastic.

Donna said that Kimberly has asked her to replace her slider but to check with the regime about plans for replacing all of them. Donna was unsure as to the reason- issue with entire unit or just fogged glass? Mike has done some research into replacing sliders and will talk with Joe about them. This is a lesser priority than the venting issue and the chimney/roof issue.

We are again going to try to get everyone on board with the electronic door locks. Florrie will send out an email to all the owners to see where we stand. She is pleased with the operation of the trial one that she has. Peter Delaney said that they are sending two keys good for six months when the home owner calendar is received. More keys can be made at the front desk at arrival.

Walk around notes:

The walk-around we first looked at the fence. The main issue is that it has not been painted (or power washed) and thus there is some growth and rotting going on. Most of it should actually be recoverable. There are some points where the attachment to the posts have been damaged. What caused it is unclear but fixing those few would stabilize those sections. But without painting, the fence will rot. Newer codes prevent the use of toxic chemical "pressure-treated" wood and thus painting or staining is required to keep it in shape.

There are a number of points where the deck railing paint is chipping away. Very evident on the H8 deck and the one above it. Some of the paint is also chipping/missing on the main vertical beams in the same area. Were these not recently painted? (Or on the list?) If so, it was a poor job and needs to be redone. If not, then the painting needs to be done. There is raw exposed wood in a number of locations.

We also noticed that the underside of a number of the newer decks have not been painted. We would have assumed that the same painting that the other decks have had would need to be done on these decks.

As Florrie and I had noticed, the center mounting points where the third entrance light used to be needs to be painted.

We looked at the washing machine closets and they still could use some cleanup - especially on the H1-12 side. There is also some damage to the washer on that side, mainly cosmetic damage, but sill rather significant.

We talked a bit about the fogged glass and Hakone-14's slider (the "non-sliding" part) is fogged rather significantly. This is, most likely, what Kimberly was commenting on as far as needing to be addressed.

We also talked about the venting issue and Claire brought up what we all thought was a great idea - rather than redoing all of the venting, how about just removing the need for the vents by using a condensing dryer. The cost is probably less than the cost of doing all of the venting work and you get a new dryer at the same time. (She had just gotten one of those dryers herself). This could significantly reduce the overall expenditure and complexity of solving this venting problem. Plus, it could remove the need for that soffit and pipe and external vent opening. A group buy of equipment could also make this even lower cost. As a side benefit there is also less maintenance with a condensing dryer as we will not need to clean out the vents (as they do slowly clog with fine lint) and much lower fire risks (for the same reason) and less problems when used within a small, enclosed space.

As to the bathroom venting, we still need to look into that but it is unclear that this is urgent. To me, this is much less of an issue than the dryer issue. More investigations should be done. Butch has replaced at least one of the bathroom vent fans and was up in that space so he should have some input as to what is going on there.

There was a comment about some of the marks and nicks in the hallway door edges, especially noticed on the 2nd floor landing in the H1-12 side. I don't know what really should be done about these marks as they are from the bumping of equipment and are into the hardwood of the doors.

Time adjourned 3:30 pm.