

## **Home Improvement Meeting Notes**

### **April 21, 2025**

Present: Kent Brave, Erik Butka (chair), Will Oren, Betty Terry-Lundy, Michael Parrie (board liaison), and Tim Patricio (property supervisor)

#### **Agenda**

1. Yellowstone
  - a. Nothing new to report
  - b. Louie has the irrigation worked out and running smoothly
  - c. The perennials are sprouting as we expected
2. Elevator Cab Remodel
  - a. Everything is ordered and should be here mid-June
3. Sun Deck Furniture
  - a. Erik began working with Tropitone
  - b. Erik gets 20% off the Pottery Barn
  - c. Erik suggests picking out some options
  - d. The chairs weights 30 or 40 pounds, making them heavy; other are an impressive 100 pounds; Erik will get quotes
  - e. These are module pieces and can be customized to fit our needs
  - f. Tropitone also makes fire pits; the tank will give 8 hours on high and 22 hours on low
  - g. It includes an automatic timer to shut off, and an igniter; it costs around
  - h. The pit would not affect
  - i. \$2,200 for fire pit, \$1,300 propane tank, \$150 flame guard, for a grand total of \$2,700 (we have \$20,000 budgeted)
  - j. If this is popular, we can have additional chairs ordered in future years
  - k. Erik added all this up, and it's about \$15,000 for the furniture and fire pit
  - l. With propane tanks are utilized, no gas pipes are needed
  - m. We should order two or three of the tanks so that we have spares when one needs to be refilled
  - n. A benefit of ordering from Pottery Barn is we get it quicker and cheaper, but Tropitone has benefit of doing one order and only one delivery instead of multiple shipments
  - o. Tropitone appears to be more modular and thus gives us better options to expand
  - p. Warranty difference between Tropitone and Pottery Barn is unknown and will be explored by Erik (Erik suspects Tropitone has a better warranty, but will double check)
  - q. Storing these pieces will pose a challenge; tables have been kept outside as they are durable; cushions can be removed or should be covered to protect them
  - r. Lead times for Tropitone is 8 to 11 weeks, so we are looking at July (probably after the Independence Day party)
  - s. We should decide on fabrics and find something complimentary to match the current cushions and furniture

- t. Erik can ask for fabric samples to have committee members review before the May board meeting
  - u. We agree to keep the same color and finish, medium to dark
  - v. Some pieces have a built-in side table instead of being separate (we think this is good so it won't blow away and less chance of someone walking away with it)
- 4. Canopy over the Pond for Algae Issue (Sun Shade)
  - a. Tim brought samples for us to try from Louie and Patrik
  - b. There are rectangle and triangle versions; the triangle provides an image of Park Tower that is also a triangle
  - c. There are gray and beige versions; the gray can contrast nicely with the deck colors and the black building
  - d. The pond is half-moon shaped, so the triangle would fit nicely over it.
  - e. The water does get through as the canopy is permeable
  - f. This is an experiment that maintenance would like to proceed
- 5. Health Club Item
  - a. The old lounge chairs – do we want to throw them out?
  - b. Tim will ask
- 6. Signage
  - a.

Next Meeting: Monday, May 19, 2025 at 6 pm in the party room