



Rimfire Lodge Condominium Association, Inc.
6175 Snowshoe Dr., Snowshoe, WV 26209
PO Box 48, Elkins, WV 26241

BOARD MEETING MINUTES
October 31, 2023
10:00am EST – Microsoft Teams Meeting

ATTENDANCE

Board of Directors:

Abdallah Malouf, Vice President
Kevin Elvin, President
Caroline Dollard, Secretary/Treasurer

Others in Attendance:

Kathryn Bright, CPA, KENT Management Group
Britney West, KENT Management Group
Elizabeth Miller, KENT Management Group

Call to Order

The meeting was called to order at 10:03 am EST.

Certification of Quorum

A quorum was met with all board members present.

Board Vote Regarding Emergency Window Replacement Assessments

The Rimfire Board of Directors provided approval for KENT Management to instruct TF Builders to move forward with ordering of emergency windows/sliders for replacement earlier this month with the goal of installation before Thanksgiving. Due to windows/sliders being limited common elements, the Board must vote to require special assessments of these costs to the owners of the related units. The motion was made by Mr. Malouf to move forward with the special assessments summarized below for each unit, this was seconded by Mr. Elvin, the motion passed unanimously.

#102	\$11,127.89
#105	\$3,733.24
#107	\$5,738.87
#354	\$4,660.74

D. Fyffe/Seal Engineering Proposal

Prior to the meeting KENT Management provided the Board with the proposal for engineering support for Rimfire Lodge related to a building-wide window replacement project. The motion was made by Mr. Elvin to accept the proposal and table discussion on assessment of these fees to owners, this was seconded by Mr. Malouf, the motion passed unanimously.

Update Regarding Sprinkler Testing

KENT Management was in communication with Nitro regarding the required annual sprinkler testing beginning September 2023, and expected the service to be performed the 1st or 2nd week of October based on that communication. Nitro communicated they would be unable to perform the service mid-October. KENT Management sourced another service provider, Northern Greenbrier Sprinkler Company. When this was communicated to Rimfire's Board, Kevin Elvin put a stop to the scheduling due to a prior incident with this company causing damage in the building, leading to an insurance claim. Also with concerns Rimfire's insurance company would not approve the vendor. KENT sent emailed communication disagreeing with this position, due to the necessity of performance of the annual sprinkler test to remain in code. Kevin Elvin subsequently contacted the State of West Virginia Fire Marshall's Office to request an extension or exception to code after being advised by KENT Management to contact our attorney and/or our insurance company. Mr. Elvin has texts sent this morning from Mr. Mouse of the State of West Virginia Fire Marshall's Office that 'that 'all is good with the variance to delay testing till Spring' and a letter with the approval to return to Spring trip testing of the dry pipe valves as recommended by the code is forthcoming."

Dietzel Direction

Mr. Dietzel experienced damage to his unit 310/311 from a sprinkler break in the unit above him 410/411 in 2013. The glycol released in the break caused an embedded smell. Causing the ceiling of his unit to have to be removed and replaced. There is now a crack in the ceiling believed to be caused by incorrect installation of the drywall. Mr. Dietzel is asking the board to assist in repairs to his unit. The discussion was tabled as the situation needs to be assessed.

Hot Water Tank Replacement Project

Currently, there are 50 hot water tanks throughout the building that are original. Per the Hot Water Heater policy, which can be found on the HOA's website, www.rimfirelodgeatsnowshoe.com, KENT Management will be sending a notice to those owners. The HOA board will work on a bulk price for water heater and expansion tank replacement after verifying that Jeff Moss is still licensed in plumbing. The Rimfire Hot Water Heater policy will also need to be revised to include replacing the expansion tank.

Termination of KENT Management Group

KENT Management will provide an alternative contract by Monday, November 6 for the Board to consider.

Adjournment

With no further business, Mr. Elvin made a motion to adjourn the meeting at 11:55am EST. Mr. Malouf seconded the motion and the meeting was adjourned.