



DANE AND DOMINIQUE FROESE
MEETING MINUTES – SELECTIONS MEETING
James, Heather, Dane, Dominique

March 22, 2023

Action items are in bold underline

1. Deposit of 10% was received (\$81,718). Waiting on final financing approval. **Dane and Dominique will forward to FFH as soon as they receive it.**
2. Heather has created an online portal for Dane and Dominique, where information regarding the house build can be found (budget, contract, meeting minutes, product selections, etc.). To access the portal, go to www.francisfamilyhomes.com, choose "Dane and Dominique" under the Client Portal menu, and the password is "froesebuild".
3. Doors and windows need to be finalized so that final Greenstone drawings can be completed.
 - a. Dane and Dominique would like to add a 30" x 60" fixed window on the north wall, to the west of the kitchen. To be centred with the front door.
 - b. Dane and Dominique would like to decrease the size of the two west windows on the main floor, from 6' to 5'. They would like to go ahead unless it creates more cost for Greenstone to make those changes: **James will check and notify Dane and Dominique before final decision.**
 - c. Window and door swing directions were reviewed at a prior meeting, but we reviewed them all together one more time.
 - d. Dane would like to add the dentil shelf to the front door: cost is \$375.
4. Reviewed changes requested previously, and signed Change Order 1 for \$4890:
 - a. Add fixed window on main floor, 30" x 60": \$962 + GST
 - b. Add dentil shelf to front door: \$375 + GST
 - c. Add linen closet with door and shelves above upper stairs (shelves start several feet above floor, box out lower part of closet over stairs): \$1250 + GST
 - d. Add window sills in painted pine: \$1199 + GST
 - e. Add 1" x 6" browntone skirting to deck: \$929 + GST
 - f. Extend garage drains outside of garage: \$175 + GST
5. Greenstone final drawings are still being prepared. The wall at the stairs (2nd floor) may have to be a full height wall to provide adequate support for the roof. **James is waiting on Greenstone's engineer to see if a post would suffice, or ideally no post.** A half-height wall at the stairs is preferred but if a full-height wall is needed then that is fine.

6. Exterior siding:
 - a. LP board and batten only comes in 5 standard colours. The board and batten sections of siding will be at the gables and dormers. Horizontal siding will be used for the rest of the house.
 - b. Colour selections (still to be finalized; **Heather to find new "Midnight Shadow" sample**):
 - i. Midnight Shadow – horizontal LP siding
 - ii. Sand Dunes – board and batten LP siding
 - iii. Trim in Sand Dunes
7. Asphalt shingles: GAF Timberline Mission Brown (to be finalized with siding samples).
8. Metal roofing: **Heather to pick up samples of Charcoal and Metro Brown.**
9. Soffit/fascia/eavestroughs to be in white. Pine tongue & groove soffit in porch area might be an area that Dane and Dominique wish to cut: **FFH will check on final decision closer to construction.**
10. Garage door: would like in Linen instead of White. **James will check to see if there is any additional cost to change to Linen.**
11. Porch posts to be in 6" x 6" browntone instead of 8" x 8". **James will check for savings.**
12. Concrete stamp pattern for front walkway to be Ashlar Slate.
13. Started to review basic kitchen design. Heather will set up a kitchen design meeting with Sunvalley Cabinets, preferably first week of April.
 - a. Dane and Dominique want to remove the pot filler faucet and add a prep sink and faucet in the island instead. **James will price out the change.**
14. Next meeting: TBD.