



SHELLEY & BILL GRAY
MEETING MINUTES – SELECTIONS MEETING
James, Heather, Shelley, Bill

April 6, 2022

Action items are in bold underline

1. Received financing approval and deposit from Grays' bank.
2. Bill ordered a culvert from the RM of Stanley.
3. Reviewed the site plan. Looks good to the Grays. Location of septic field: ideally to the northeast of house. Septic tank: should it go just off the driveway for clean-out access? Will talk to Silver Creek about that.
4. James will be applying for building permits shortly now that site plan is approved.
5. Options for water connection: Grays can choose to either pay entire connection fee or apply to spread out fee over several tax years. **Heather will get more information for them on their options.**
6. Fireplace: option to finish out fireplace surround with brickwork: will be an additional \$2489 + GST to finish up to mantle (including mantle and 4 hearthstones), or an additional \$5222 + GST to continue brickwork all the way up to the ceiling peak. **Bill and Shelley to consider.** Can include plug on wall behind TV mount in either case.
7. Option to add architrave on top of all interior doors and on top of windows in main living area: add \$941 + GST. Approved by Grays.
8. Bill has purchased his kitchen faucet (Moen Align). Grays will store items they purchase until they need to move out of current house, and then we'll either put in storage or move to site if framing is far enough along. Grays prefer to receive credits for purchased items at the end of the job rather than submit receipts for reimbursement.
9. Baseboard: L0209 is within budget, is approved by Grays.
10. Casing: 356 is within budget, is approved by Grays.
11. Option for bidet toilet: the all-in-1 bidet toilet is over \$3000+. Bidet toilet seats range from \$100 to \$1000+. As the bidet seats increase in price, options get added (most basic seats are cold water only; mid-range seats include warm water heaters; higher-end seats include drying feature). The mid- to higher-end seats require an electric plug at toilet. **Grays to consider.** Decision should be made before electrical rough-ins.
12. Lighting: change light fixture at the base of the stairs to a slim light. **Heather will send a picture of a light fixture possibility for the pantry and closets.** Bill and

Shelley have been light shopping, still looking for suitable fixtures. Heather can assist with price shopping if Grays send light styles they like.

13. Mudroom closet
 - a. PAX wardrobe systems from IKEA? Need longer closet space to hang coats, with racks for shoes underneath. Need second closet space to hang laundry for drying, with drawers underneath to accommodate detergents, etc.
 - b. Stackable washer/dryer: up to 30".
 - c. **Heather will design closet for Grays approval.**
14. Appliances have been chosen: **Bill will send appliance list to Heather.**
15. Bar sink option: Grays decided against adding a bar sink in the pantry.
16. Laundry sink: waiting on plumber's quote for laundry sink in basement.
17. Surge protector: Grays would still like surge protector, but not wiring for security system. Electrician priced both together, **Heather will ask for update for surge protector price only.**
18. Parging colour: pull out a light gray tone from the exterior brickwork. Will choose exact colour on site.
19. CVAC: would like to know amount to add CVAC rough-ins, including kickplate in the kitchen (on the hidden side of the island), outlet in hallway, on kitchen wall that backs onto bathroom, as well as a rough-in outlet in the loft area above garage. CVAC to be in the garage. **Heather will price out option.**
20. Flooring quote from Vern's was approved by Grays. **Heather will double-check that Vern's has correct loft area and ask them to adjust if necessary. Heather will also ask them to price including all stairs to basement in LVP.**
21. Kitchen backsplash: **Heather will provide suggestions.** Grays like something with not too many grout lines, easily wipeable.
22. Signed Change Order 2 to add rough framing in basement, Alys glass in front doors and architrave option. Copy will be on Grays portal.