



WES & CAROL
MEETING MINUTES – SELECTIONS MEETING
James, Heather, Wes, Carol

March 17, 2022

Action items are in bold underline

1. **James will come out to the yard either later today or tomorrow** (hopefully with Bernie from Bernie's Backhoe, if he has time) to go over the excavation, demolition and site servicing work required. Will look at:
 - a. Possible burn site for demolished house (by arrow on RM of Stanley's notice map)
 - b. Site for septic field/new tank
 - c. Temporary water disconnection/reconnectionJames will also look at:
 - d. Siding type and colour to match as closely as possible (Superior Seamless did siding on garage)
 - e. Shingle type and colour to match as closely as possible
2. Heather showed Wes & Carol how to access their unique portal on the Francis Family Homes website. On the main page (www.francisfamilyhomes.com), go to the Client Portal tab, click on Wes & Carol and enter the password: hildebrandbuild. Heather will keep updated product selections, house plans, updated budget and meeting minutes on that portal.
3. Change Order 1: signed the change order to add an electrical plug for recliners to the floor in the living room. The signed change order will be on the website portal.
4. Kitchen: Wes and Carol's daughter Teresa is going to come out from Brandon on March 21st to help Carol make decisions for her kitchen. **Heather will check with Sunvalley Cabinets if we can meet there on March 21 at 10:30am.** As a group we drew out preferred cabinetry layouts in preparation for that meeting. **Several things for Carol to consider before meeting with Sunvalley Cabinets:**
 - a. Banks of drawers in kitchen: do you prefer 3 or 4 drawers vertically? We can do some of each as well.
 - b. Where do you want to store flour/other large baking goods? Would you prefer that there is a larger drawer in the island or lower cabinets (on the wall side) for those supplies?

- c. What size of fridge opening would you like to leave? The standard large opening is 36", but can be 33" or 30". Keep in mind that counter-depth fridges (if that is at all of interest in the future) are usually wider even if the cubic feet of space is smaller, so 36" would be better if that's at all a consideration. Otherwise we can leave room for whatever size of fridge you like!
 - d. Wes would like Sunvalley Cabinets (or Cole, our finish carpenter) to remove the vanity from their current front entrance so that it is not damaged in the move.
5. Confirmed that the soffit/fascia/eavestroughs should be white. Discussed the downspout location near the front entrance, and it should be at the northeast tip of the roof over the front porch, so that any water coming down that freezes won't accumulate at the house entrance. Carol would like to keep her rain barrel in its current location (west side of garage at SW garage corner), as well as add another rain barrel location at the SW corner of the house (at the W side).
6. Front porch posts: to be either 6" or 8", depending on availability of Versawrap product. Chose the smooth white finish (not wood texture), with molded base and accent molding at approximately 7' up, top molding as well if it works out with the beam (might not meet the beam nicely – will decide how that is looking on site later).
7. Electrical: D.A. Loewen will do the electrical. Wes is wondering if he should contact them directly to add a plug in the garage for the washer/dryer temporary location: go ahead. James will talk to them about disconnecting the existing equipment in the current house, and moving or reusing any equipment (panel, etc.). Carol would like to add a plug for her new electric truck. They may be able to do all of that at the same visit.
8. Plumbing:
 - a. Would like aged bronze or black fixtures. Wes sent a picture of their current lavatory faucet. Fixtures should be single lever, no base (single hole).
 - b. Tub/shower fixtures to match the lavatory fixtures.
 - c. Kitchen sink to be undermount: Carol will think about her preferred kitchen sink style (black, stainless-steel, white, other?).
 - d. Kitchen faucet to be arched-style, single lever, with pulldown spray. No soap dispenser.
 - e. Bathroom sinks to be rectangular, white china undermount sinks.
 - f. Toilets to be raised height toilets.
 - g. Ensuite shower: tile to be larger tile (less grout), acrylic base to avoid more grout. Grout to be darker shade since water tends to discolour. Heather will check into shower doors that will resist discolouration best. We will talk about tile types at a future meeting.
 - h. Heather will bring pictures of a few types of plumbing fixtures to choose from to our next meeting.
9. Flooring: would like LVP (luxury vinyl plank) flooring, in a lighter tone, not a lot of colour variation. Wes and Carol will think about whether they'd like a different type of

flooring in the bathrooms/entrance, or stick with the same flooring throughout.
Heather will bring flooring samples to our next meeting.

10. Next meeting: April 4 at 10:00am.