



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

February 10, 2022

Action items are in bold underline

1. Contract is signed! Next action steps for Shelley and Bill are to: **obtain financing approval from bank and forward to FFH, and forward 10% deposit to FFH.** As soon as these items are completed trades can be booked and time-sensitive products (such as Greenstone foundation, joists and windows) can be ordered.
2. Shelley and Bill have likely sold their home! Possession for end of September. FFH will target that deadline and barring any unforeseen delays, it should be possible to move in to the new home by then!
3. From options on quote, Grays would like to:
 - a. Delete windows in garage doors. -\$2056
 - b. Add concrete pad and sidewalk. +\$9244
 - c. **Heather will prepare a change order to be signed at next meeting.**
4. Kitchen:
 - a. Waiting on kitchen quote from Sunvalley Cabinets. Once that quote comes in we will review it, and **Heather will get quartz countertop quote from countertop suppliers.**
 - b. Bill expressed a desire for a hinged door to pantry: decided against it; just a regular door.
 - c. Reviewed cabinet configurations for pantry: IKEA hack is good. White shaker style lower base cabinets with doors, with laminate countertops. Open shelving on uppers. Want electrical strip for appliances under open shelving. Want to add a bar sink and faucet; **Heather will price out as an option. Heather will draw out cabinetry in IKEA software for next meeting.**
 - d. Reviewed millwork for mudroom/laundry room: IKEA hack is good there too. Likely a PAX combination: **Heather will draw out in IKEA software for next meeting.**
5. Plumbing

- a. Oil-rubbed bronze adds a lot of cost to the plumbing fixtures. Will change to stainless-steel or chrome. **Heather will find faucet models for next meeting:** Grays prefer "arched" look over more modern "boxy" lines for faucets.
 - b. Kitchen sink: double stainless-steel undermount apronfront sink. **Heather and Bill will look for models for next meeting.**
 - c. Kitchen faucet: Bill would like commercial-style sprayer faucet (with coils). **Heather and Bill will look for models for next meeting.**
 - d. All-in-1 tub/shower for main bath is good, as in quote.
 - e. Ensuite shower: tiled shower walls with acrylic white base. Grays like the 1'x2' polished Carrera marble look, with some kind of accent tile in niches. Two niches 12"x12", stacked vertically wherever it works best in shower. Shower to be 4' long to fit standard sliding glass door sizes: prefer sliding glass doors with chrome frames. Chrome shower fixture to match rest of fixtures.
 - f. Tub in master ensuite to be corner jetted tub. Ok if it is an acrylic model with acrylic skirt. **Heather will find picture for next meeting.** Would like roman faucet with pullout wand in chrome.
6. Bathroom vanities: possibly change handles on vanities to chrome? Same quartz for vanities as for kitchen.
 7. Door hardware/hinges: initially preferred aged bronze, but now considering options.
 8. Flooring: have started some floor shopping. **Bill and Shelley will visit Vern's Carpets and possibly other suppliers.** James provided floor plans to give to flooring suppliers for quoting purposes; Heather can go floor shopping with the Grays if desired. Or Bill and Shelley can let Heather know what they like and she can arrange quotes.
 9. Fireplace: quote includes building a 6' wide framed section in living room for fireplace; Grays to provide electric fireplace if they would like one. FFH will provide a timber mantle if desired. Adding stonework to the wall would be an additional cost: Grays to let FFH know if they would like that option.
 10. Next meeting March 3 at 4:30pm.

Items FFH is pricing out as possible additions to the contract, will review prices at next meeting: (as requested by Grays during contract meeting)

- Add sink in garage with hot and cold faucets
- Change front door to door with specialty glass and 2 sidelights, as in picture sent by Shelley
- Add rough framing in the basement
- Add mud/tape finish in garage; add paint in garage
- Add whole house surge protector
- Add security system wiring (Grays to purchase security system)