



BRENNLEY & RANDY FALK
MEETING MINUTES – SITE SERVICES MEETING
James, Heather, Brennley, Randy

March 16, 2021

Action items are in bold underline

1. Deposit has been received; still awaiting letter of financing approval. **Brennley & Randy will provide to FFH as soon as possible.**
2. Crews have Falks' permission to use the outhouse on site; FFH will provide toilet paper and hand sanitizer. If the outhouse needs to be moved before the end of the job, FFH will arrange for a portapotty.
3. Call Before You Dig was arranged for well testing: **Randy will send locates to James.**
4. Land is still officially in Don's name: transfer still in process.
5. Heather prepared a site services options checklist. Geothermal quote was received from Randy's contact at Southern Mechanical – hard to determine exactly what was in his quote, but it still seemed very high. So in summary, we have: quotes for geothermal, quotes for in-floor heat lines (basement and garage), quotes for in-floor heat electric system (basement and garage), quotes for insulation under the basement concrete floor, quotes for Greenstone basement floor, and quotes for wood boiler hookup to in-floor heat system.
 - a. Falks decided to pursue a wood fireplace option instead of any of the above options.
 - b. Valcourt Waterloo (arched) or Napoleon 3000 are preferred models (or similar). Falks would like brick/stonework around fireplace, possibly mantle from wood they have at home, and exposed black chimney to ceiling. They like the option to pump excess heat into other area of home (basement). Can it connect to home duct system? Randy is concerned that the system should be able to handle burning poplar and lower quality wood. Randy is also concerned about smoke backing up into house if fireplace door is opened mid-burn. **Heather will get quotes and answers.**
 - c. Consider making ductwork bigger to accommodate geothermal in future.
 - d. Decision was made to add the extra insulation under the concrete floor in the basement (not garage). Change order #2 was signed to add insulation at a cost of \$3010 plus GST.

6. Water softener: John (G&E) suggested that the best way to determine the right system to install is to wait for well water quality test.
7. Randy would like his friend Pete at Terra Ground Works to be considered for digging out the septic field. James had already booked the excavator, but Pete is welcome to quote.
8. Falks would love a sod-turning ceremony – Heather will arrange.
9. Falks will visit Canadian Lumber following this meeting to pick a front door stain colour.