



BRENNLEY & RANDY FALK
MEETING MINUTES
James, Heather, Brennley, Randy

April 20, 2021

Action items are in bold underline

1. Excavation date is set for May 3, Greenstone arrives May 12. **James will coordinate site services with the various providers to fit this timeline.**
2. Sod-turning will be Thursday, April 22 at 1:00!
3. Geothermal from Southern Comfort will be \$24,973.80, less \$3800 credits from plumbers plus \$2200 increased ductwork costs, for a total of \$23,698.17. Includes acoustical lining in ducts right at main connection, increased size of ducts to allow for greater air flow of geothermal system. Air returns in basement will not fit in floor joists, will hang down approximately 1' (will need bulkheads for finishing basement in future). Excess heat cannot be pumped to garage due to regulations against it. Falks decided to proceed with geothermal system and signed change order.
4. Wood stove installation quote from Backwoods Boiler Boys is \$4043.23. Randy would like to know cost for installing only chimney part that penetrates roof, then cap it off for future installation. **Heather will check price for that, if possible.**
5. Kitchen quote from Sunvalley Cabinets is over budget, all wish list items come to \$26,113.63 (kitchen/vanity allowance plus pantry shelving amount was \$20,450). **Heather will ask Sunvalley to reprice island in thermofoil, and find out cost of deducting rangehood. Heather will price out Ikea quartz countertops in Level 0 (3/4") white or Level 1 (white pebble), in 36" deep island instead of 39". Heather will also price out Ikea pantry.**
6. Falks have looked at flooring at several stores. Considering a laminate from Ideal Floors. Ideal is expecting a large sample to be in store any day now – Falks will stop in to see if sample has arrived.
7. Lighting: most lights are already chosen and ordered. **Heather will pick up flushmounts for kids' bedrooms, fixtures for pantry, master closet and laundry room next time she is in Winnipeg.** Heather and Brennley are watching Wayfair for sales on the type of chandelier Brennley likes for the master bedroom, but if it doesn't come on sale she'll get another flushmount like the kids' bedrooms. Vanity lights are still to be chosen. Fan still to be chosen if desired.

8. Metal roof accent: Brennley would like to see if there is another charcoal colour slightly darker than the sample; James will check and pick up if available.
9. Door hinges: in black.
10. Door hardware: Heather will send black options in both lever and knob.