



DANE AND DOMINIQUE FROESE  
MEETING MINUTES – SELECTIONS MEETING  
James, Heather, Dane, Dominique

April 12, 2023

**Action items are in bold underline**

1. From last meeting:
  - a. Decreased the size of the 2 living room windows, no problem making that change with Greenstone: credit of \$120 each window, for total of \$240
  - b. A post at the top of the 2<sup>nd</sup> floor stairs will be required for roof support, can still have half wall the rest of the staircase: Dane and Dominique ok with that
  - c. No barn door at mudroom entrance, increase opening to 4', jamb and casing on that opening
  - d. Exterior selections: still waiting on arrival of Midnight Shadow LP siding colour sample. Assuming that colour is good, the rest of the selections are as follows:
    - i. Asphalt shingles: GAF Timberline Mission Brown
    - ii. Metal roof accents: Coffee Brown
    - iii. LP Smartside siding: Midnight Shadow lap siding, with trim in Sand Dunes (if Midnight Shadow comes in vertical board & batten style, would like dormers and gables in Midnight Shadow board & batten; if not then dormers and gables in Sand Dunes board & batten – **Heather will check**)
    - iv. Soffit/fascia/eavestrough/downspouts: Ivory 35 (approximately \$500 extra for non-standard colour – **Heather will check availability and confirm extra cost** – second choice if Ivory is unavailable would be Linen/Champagne 10
    - v. Add exhaust fan in upstairs bathroom for additional \$330; do not add in ensuite toilet room
    - vi. Change pot filler to prep sink/faucet: plumbing is additional \$116 but depending on choice of sink/faucet may actually be cheaper (pot filler faucet is pricey)
2. Plumbing
  - a. Heather created a plumbing worksheet listing all models and prices included in contract.
  - b. **Dane and Dominique are to review selections and provide Heather with desired sinks, fixtures, toilets, etc.** (Either Heather can purchase them or

Dane and Dominique can purchase them and be reimbursed or receive credit.)

- c. Any credits or extras will be calculated and applied to the contract as applicable.
  - d. Things to keep in mind when looking:
    - i. Moen fixtures are preferable, but as long as they are good brand names it should be fine
    - ii. Ensure tub/shower fixtures come with valves or recognize that valve price needs to be added if they do not
    - iii. Shower base is abnormal size so **let Heather know soon if that base is suitable**
    - iv. Different finishes affect the prices of fixtures
    - v. Keep single hole/4" spread/8" spread in mind when picking faucets, as sinks/counters will have to match
  - e. Exterior faucet locations to be at NW corner of house (North side) and E side of house by laundry room
  - f. Dane and Dominique would like to add 1 exterior faucet by the powder room: **FFH to ask plumber for extra charge**
3. Lighting
- a. Heather created a lighting worksheet detailing the types of light fixtures needed. As with plumbing, Dane and Dominique can either purchase lighting fixtures and receive credit or reimbursement or can let Heather know which fixtures they'd like and she will order them in
  - b. Dane and Dominique would like to change 2 LED slims in the loft area to fixtures, added to lighting worksheet
  - c. Things to keep in mind when looking for fixtures:
    - i. All fixtures must have CSA or UL sticker
    - ii. Remember to buy suitable bulbs for fixtures as part of allowance (and keep in mind that you may want to avoid fixtures with obscure bulb types)
    - iii. Keep brightness of bulbs/fixtures in mind to ensure adequate lighting
4. Next meeting: April 13 at Sunvalley Cabinets