



BRENNLEY & RANDY FALK
MEETING MINUTES – FIRST SELECTIONS MEETING
James, Heather, Brennley, Randy

March 9, 2021

Action items are in bold underline

1. John of G&E Plumbing & Heating joined the first part of the meeting to discuss options for heating systems.
2. Site Services
 - a. Geothermal: **Randy is expecting a geothermal quote from his contact** later this week. Ducts in geothermal system have to be slightly bigger, but is not a huge cost upgrade (approximately \$1000).
 - b. Air conditioning can be upgraded to also function as heat system up to temperatures of approximately -10 degrees for extra \$1000 (approx.).
 - c. Boiler system: **Randy will send boiler specs to John. John will price out a 3-zone boiler system (1 zone in garage, 2 zones in basement)**. Boiler manual should have specification for minimum distance away from house – likely around 50'.
 - d. Water softener: **John will price out water softener system.**
 - e. In-floor heat: **John will price out addition of in-floor heat lines in basement.** Requires extra insulation under concrete floor as well. **James will price out insulation.**
 - f. Greenstone basement floor is approximately an extra \$13,000 for the Greenstone, plus labour for installation and OSB for flooring on top of the Greenstone. **James to price out option.**
 - g. Decisions on site services need to be made very shortly. We will wait for the geothermal quote from Randy's contact and make a decision on which options to pursue.
 - h. Water: Will be going with the option to install a well. Well must be minimum 26' away from septic. Where to place on lot? Depends on septic location as well as possible geothermal or wood boiler system.
 - i. Septic: Discussed possibility of placing septic tank and field in front yard. Would have to move house back to leave enough room. **James and Heather will go to site and mark out possible location of house if moved back. Brennley and Randy will consider whether they like that or not. Heather will check with**

Melissa at the RM of Stanley office to see if the RM has regulations regarding septic location at the front.

3. Financing letter of approval from bank and 10% deposit is required as soon as possible so we can start pulling the permit and ordering supplies. Randy and Brennley are in contact with the bank and are working on providing this. **Randy and Brennley to provide financing approval and deposit.**
4. Cost is approximately \$2400 to upgrade the beam in the basement to a sufficient level that the post in the basement rec room area could be removed: not worth the cost. Will leave basement posts in place.
5. Windows: Reviewed window swings, and decided upon the direction of opening windows. Windows are all black exterior, including basement. Grilles on all windows, in 4 pane cross pattern as in the drawing.
6. Doors: Front door in Orleans style with $\frac{3}{4}$ sidelights on both sides. Door is staingrade. James will check if grille on this door is included in quote. *Update: grille on front door is included. Brennley decided via phone conversation on March 11 that there should be no grilles on sidelights.* Garage door to house, and garage door to exterior are both Orleans style in white, no windows. Patio door is full glass door, white.
7. Garage Doors: Carriagecraft garage doors, no windows, with Umbria and Veneto hardware.
8. Ceiling Heights: Final decision on ceiling heights/vaults in main area is to have 9' ceiling height in kitchen and dining area, 15' tall wall area over front entrance, and vault in living room.
9. Shingles: GAF in Weathered Wood.
10. Metal roofing at bumpout and front porch: Will pick a colour next meeting.
11. Siding: James Hardie in Arctic White, board & batten. **James will price out cost savings to use James Hardie horizontal siding on sides and back.**
12. Soffits and fascia in white.