



CHRIS & TERI  
MEETING MINUTES – SELECTIONS MEETING  
James, Heather, Chris, Teri

May 3, 2022

**Action items are in bold underline**

1. Financing approval and 10% deposit have now both been received. Chris & Teri may consider RBC for financing depending on their terms which have not yet been offered, but will likely stay with ACU.
2. Chris & Teri received the title transfer paperwork. **Chris will send a copy to FFH.**
3. Chris & Teri are working with Kelly Kennedy from MMJS for any legal requirements.
4. Heather has created an online customized portal for Chris & Teri. To access the portal: from [www.francisfamilyhomes.com](http://www.francisfamilyhomes.com), choose "Client Portal" then "Chris & Teri" and enter the password (ctwilsonbuild). Heather keeps all meeting minutes, updated product selections and budget updates on the portal.
5. James has put the windows into production. Black windows on front (north) elevation, white windows everywhere else (with black siding trim).
6. Roof trusses have been confirmed and ordered.
7. James suggested pushing out the laundry room/ensuite an additional 6" under the large south eave. That will allow for 6" extra room in the laundry room. Chris & Teri would like that change. No additional cost.
8. Wilsons requested that the laundry sink be moved to the mudroom. Awaiting an answer from the plumber regarding whether or not that would incur an additional charge. **FFH will follow-up.**
9. Chris would like a quote on a hot water on-demand system. **James will price out.**
10. Wilsons would prefer a natural gas furnace. **FFH will make that change.**
11. The house will be an Efficiency Manitoba certified house – better insulated and more comfortable long-term. The credits provided by the program pay for upgraded insulation and controls.
12. Wilsons are wondering about radon gas – with no basement there should be no concern.
13. Bathroom window: too big? Decision was made to keep it as it is. It is an operable window.
14. Principal bedroom closet: Wilsons would like to explore options for the closet built-in. Perhaps semi-custom to save some costs. We will explore that in the next few meetings.
15. Wilsons inquired about adding concrete beside the west side of the house for a sidewalk, possibly a small pad area at the rear door, possibly wider at garage?

FFH provided a price for additional square footage of concrete on the quote, but can **draw out and price out options**.

16. Wilsons may want to add extra potlights at the front. **FFH will get price for additional LED lights in the eaves.**
17. Wilsons wondering about adding a garage pent roof, or eyebrow roof. **FFH to price out.** Possibly with roof in metal for accent. Ends should tie into existing roof. Shakes in garage peak?
18. Garage doors: Clopay Gallery medium cedar look, with black handles and straps.
19. Front porch: would like a chunky timber post instead of the sidewall. Would like brickwork on the wall at the front door porch area. James thinks the changes will equal out cost-wise, but will **confirm if there would be any additional cost.**
20. Brick: **Wilsons will look at pictures and drive around to see what type of brick they are favouring.**
21. Siding: James Hardie Arctic White board-and-batten, Wilsons like the battens to be fairly wide (2' apart). (Update post-meeting: Wilsons decided they like them better a little closer together, like 16" or 12".)
22. Shingles: GAF Timberline in Charcoal.
23. Black eavestroughs and downspouts.
24. Front door: may want to paint it in navy blue. **Wilsons will make final decision later.** Door can be stained or painted.
25. Discussion around doggy door at back. Door from mudroom to rear yard is a glass door, so a doggy door can't be cut into it. Could swap the garage side door and the mudroom door. Teri prefers the glass door to stay in the mudroom.
26. Options to add interest on east side of house: Chris may want to add brickwork or siding variations to east side. **James will draw an east elevation with options for next meeting.**
27. Next meeting: May 13 at 1:00pm.