

**Stonehill Community
Ad Hoc Siding Committee
October 5, 2010
5:00 pm**

Attending: Jack Linden, Tom Hoffman, Donna Slade, Darlene Conzett, Randy Mesch

Randy Mesch, 840, was invited to answer questions the committee had compiled following its investigation of the possibility and viability of residing the community's buildings. Randy is an Insurance Claims Adjuster and has 31 years' experience in assessing building damage.

Following is a summary of Randy's remarks:

Randy recommends concrete (Fibered cement) lap siding. This siding is impervious to insects, woodpeckers, moisture and all but the worst hail. He indicates the siding can be hung using the "blind nailing" method (the large head nails are hidden by the siding above) but it is recommended "face nailing" (nailed above same as blind nailing and below with small nails heads exposed) where high winds are a problem. Face nailing would require the use of stainless steel nails rather than zinc nails so that the elements do not cause corrosion and streaks. In the past 60 years, his parents' home has been sided with concrete slate siding. After the 1994 hail storm no damage had occurred. And no damage should be expected unless struck by a large object. If a panel is damaged, it can be replaced a piece at a time, much the same as wood siding and vinyl.

Randy does not recommend hanging cedar siding diagonally. The tongue and groove style used on our buildings allows water to enter the seams and move down along the seam lines. (We are already aware of other disadvantages with cedar, e.g. termites and woodpeckers.)

Smart Siding can also be affected by water – the Oriented Strand Board (OSB) which makes up the core of the siding boards, is bound together with an adhesive (under pressure) and this composition can come apart in time due to exposure to moisture.

Regarding vinyl siding, he notes that it warps and fades in the sun and is susceptible to impact damage. Lawn equipment, weed-wackers and snow removal tools can easily damage it. Because it fades, repairing and replacing a piece of the siding can be unsatisfactory and unsuccessful.

Applying Tyvek to the buildings is a good thing; it reduces air flow through the house.

Committee Minutes

The committee is adamant that any effort to solve problems with the community's siding be done correctly and completely.

Of prime importance is the cost. In an effort to give the homeowners an idea of how much it may cost, it is suggested to average the costs we have received thus far, tending to an "above the average" estimate and project the assessment over an estimated number of years.

The committee stated it is necessary that all homeowners be made aware of a possible clause in their townhouse insurance policies which may support them for a certain portion of the assessment. (More definitive information is needed before this is presented so that any information presented is absolutely correct.)

It appears as though Building #1 would be the first building to be sided. This building has been assessed by the contractors who have examined several buildings, to be the one most in need of repair. Therefore, the committee plans to meet with the homeowners in Building #1 and make them aware of their possible financial responsibilities when and if problems are uncovered as a result of the siding effort. It is planned to meet with the homeowners at one of the units in Building #1.

Darlene Conzett,
Committee Chair