

DRUOA SPECIAL BOD MEETING MINUTES

JULY 14, 2026

Wolfscratch Village Station Rm. A

Call to Order

by Harford Field, President, at: 10:01 am

Proof of Notice of the Meeting

Proof of notice verified (posted via email system and in DRUOA binder)

Establishment of Quorum & Directors Present

Attendees: Harford Field, President, Jean Tripi, Treasurer, Shirley Hensley, Acting Secretary, Tim McGraw and Nick Tripi

Special Guest Contractors Attending

Dwayne Malone, Sales Rep for Graves Fireplaces, and Matt Volek, Master Service Technician, Blossman Gas & Appliance

The special purpose of this meeting is to gather information on possible remedies for the failing fireplaces in our buildings.

- President comments
 - To address the Major issue of the large number of fireplaces that failed safety inspection, the President reviewed the local legal codes regarding our problem, stating there is no City code prohibiting open flame fireplaces in multi-family dwellings. Harford stated the need to make informed decisions which will be included in the Association's By-Laws at the time of the Association's documents update in the future. The need was re-iterated regarding the requirements to use certified equipment, certified Installers, along with diligent inspections and approval/disapproval of the installation by the board. Harford introduced the visiting contractors and invited them to report their findings and recommendations.

Presentation 1 – Provided by Dwayne Malone, from Graves Fireplaces

- Brochures and matching Estimates were presented to board member to discuss possible choices for replacing the failing fireplaces.
- There was a preliminary statement regarding the cost factor. It was clearly stated that an electric replacement would be the least costly. But the costs of an electrician to wire the unit should be expected. And since all units are quite differently configured, that extra cost can only be presented when the distance of the wiring task can be determined.
- There were three choices discussed. An Electric replacement unit, A ventless gas replacement and a full woodburning replacement.
- Each choice was discussed to focus on the challenges of each one, (eg. The need for a licensed electrician to connect electric service for both an electric replacement and a gas unit with an electric starter).

- Mr. Malone will make himself available again at a later meeting, if needed, to answer questions and provide guidance. The company has a showroom at their Cumming address, 4111 Aaron Sosebee Road. Owners may visit to see possible replacements.
- Graves Fireplaces Inc. does not provide an installment payment plan.

Presentation 2 – Provided by Matt Volek, from Blossman Gas and Appliances

- Care was taken to cover the details of the installation of propane service. Discussions covered the tanks – (size and location), gas lines, the monitoring of the usage with meters for each owners accessing the propane.
- Questions regarding safety and service delivery to keep the tanks topped off were covered along with costs of leasing the tanks (\$5/mo. per customer) as opposed to purchasing the tanks (\$2259 ea).
- This company will remove the current damaged fireboxes, but only from the front by removing the stones, (not from the back through the chases).
- It was proposed that several 120-gallon tanks be placed below decks. Meters would be supplied for each owner wishing to use the utility and would be billed separately.
- Gas lines to upper units would be run through the chases.
- There are electronic sensors on the tanks which alert the office when the tanks reach 40% full. This automatically generates a service ticket.
- Blossman also markets gas replacement fireboxes. Mr. Volek will send a link to provide more information. They may also consider a bulk discount.

Discussion among board members resulted in the agreement we needed another special meeting to discuss the options presented today. A meeting was scheduled for July 30, 2026 if the meeting room will be available.

Adjournment

Hensley moved to adjourn and Nick Tripi seconded. Other board members unanimously agreed to adjourn at 11:58 am.

Prepared by Shirley Hensley, acting Secretary 7/14/2026