



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

June 22, 2023

Action items are in bold underline

1. From last meeting:
 - a. Exterior selections:
 - 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; dormers and gables in Midnight Shadow board & batten
 1. Board and batten in midnight shadow is special order and purchased by full lift only. FFH will try to coordinate with townhomes order to save costs, but if there will be extra cost to Dane and Dominique FFH will get their ok before ordering.
 - iv. Soffit/fascia/eavestrough/downspouts: Ivory 35
 2. Kitchen
 - a. Sunvalley's latest draft and pricing is nearly complete.
 - b. Wall at pantry to be 2x6. The extra inches can come off the space between the pantry and the island. Dominique would still like the island edge to line up with the fridge wall edge. Dane and Dominique are ok with the pantry cabinets protruding from the hallway wall edge, would need finished edge on the cabinets. **Heather will let Sunvalley know.**
 - c. Sunvalley can make custom stainless steel range hood insert surround but would be pricey.
 - d. Sunvalley says range hood Dane and Dominique chose will stick out quite far, approx. 22" (vs the 17" that they saw in the online picture; that was using the Victory range hood that Sunvalley often recommends). Dane and Dominique will likely return the range hood insert they purchased and would like to look at the one Sunvalley recommends. **Heather will send range hood insert info.**
 3. Plumbing
 - a. Dane and Dominique sent a toilet model they would like. On the Robinson website that purchase would add \$600 for shipping. **Heather will look for other suppliers (from plumber? From Robinson locally or in Winnipeg?) to get the toilet without huge shipping costs.**

- b. Dane and Dominique have purchased lavatory faucet (4" faucet) and tub/shower fixture for upstairs bath. **Dane and Dominique will check if tub/shower fixture comes with valve.**
 - c. Upstairs tub/shower: would like the Mirolin Parker 16 (has lower apron front). **FFH will send to plumber.**
 - d. Dane and Dominique will continue looking for remainder of plumbing fixtures.
 - e. Instead of submitting receipts for reimbursement, we will simply give credits at the end of the job for unused plumbing fixture amounts.
4. Electrical
- a. Ensuite to have 2 wall mounted sconces beside vanity mirror. **James will update lighting schedule.** Sconces and shower light can be on same switch.
 - b. **Dane and Dominique will continue shopping for lighting fixtures.**
5. Flooring
- a. Dane and Dominique have chosen flooring from Vern's Carpets (Lorne).
 - b. **Heather will contact Lorne to get quote.**
 - c. Coretec VV800-05034 "Hatfield Maple" LVP for main floor (except mudroom), upstairs hallway, upstairs bathroom, upstairs office.
 - d. Torlys ET24001 "Cliff Island" LVT for mudroom entrance.
 - e. Beaulieu Calm Sanctuary A4483 - #18926 Burnt Leaf carpet for upstairs bedrooms, upstairs rec room, stairs to 2nd floor.
 - f. Basement stairs TBD.
6. Interior Doors:
- a. Style: Aberdeen (3 panel); may not be available in hollowcore. Style may be extra cost; **FFH to confirm and then send to Dane and Dominique for confirmation.**
 - b. Hardware: knobs or levers? **Dane and Dominique not yet chosen, will continue to look.**
 - c. Hinges: to match whichever hardware finish is chosen.
7. Interior Trim:
- a. Baseboard/casing: **brochure sent home with Dane and Dominique for decision.** May want to add architrave.
8. Corbels:
- a. Something like Wayfair <https://www.wayfair.ca/home-improvement/pdp/ekena-millwork-thorton-standard-architectural-grade-pvc-bracket-frmv9543.html?piid=33859605>.
 - b. To be painted to match Sand Dunes trim.
9. Tiles:
- a. Dane and Dominique have not yet started looking for tiles.
 - b. Need backsplash tiles – up to ceiling at sink??
 - c. Need tiles for ensuite shower.
10. Specialty millwork

- a. Want to have millwork for mudroom. Bench along entire length of wall, hooks above. Upper cabinets with doors at top, shoe/boot storage underneath bench. **Heather will put together some suggestions.**
 - b. Laundry room millwork and office millwork will wait until kitchen pricing comes back. Will then decide how much millwork to do – may use cabinetry from Rona, Ikea, etc.
- 11.** Paint colours: TBD.
- 12.** Next meeting: as needed.