



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

August 31, 2023

**Action items are in bold underline**

1. Exterior:
  - a. Reviewed siding trim placement. Trim comes in 4", wider is special order – stick with the 4". Will add frieze boards at front gables, horizontal trim at garage pent roof as per Dominique's sketch.
  - b. Corbels: 20" x 3" x 20" PVC corbels from Wayfair, to be painted in Sand Dunes. **Heather to order:** 3 for garage pent roof, 2 at peaks of front gables, 2 at peaks of side gables.
  - c. Stucco at foundation: to match Sand Dunes as closely as possible. Dominique took paint swatches home to choose colour. **Heather to send picture of typical stucco pattern to Froeses.**
  - d. Will need railing at north end of covered porch: browntone wood railing.
  - e. Locations of exterior faucets: one at east wall by laundry room, one at north wall by kitchen, adding one at south wall at powder room. Froeses would like two of these to have hot and cold (the powder room faucet and the north wall faucet); they can be separate faucets or mixed. **James will ask Devin for pricing.**
  - f. Dane considered adding exterior hydrant at approximate centre of the driveway roundabout – decided not to add hydrant at this time.
2. Plumbing:
  - a. Froeses would like to add on-demand tankless hot water heater to the ensuite shower. **FFH will ask Devin to price out.** Devin suggested location should be in mechanical room.
  - b. Devin was able to get the skirted toilets Dominique wanted without extra shipping costs.
  - c. Devin will get the Mirolin Parker 16 for the upstairs main bath.
  - d. **Dominique will send kitchen sink selections to Heather for purchase.**
  - e. **Dominique will send laundry room sink and faucet selections to Heather for purchase.**
3. Backsplash Tiles:
  - a. Backsplash tiles in kitchen to go up to the bottom of the upper cabinets on the north sink wall (continue that line into the window return) with

bullnose/pencil tile trim line; up to bottom of range hood, and up to bottom of lowest shelf. **Heather will purchase tiles and pencil tiles.**

- b. If pencil tile unavailable then will use white Schluter tile trim.
4. Interior Doors:
  - a. "Aberdeen" interior door style, also known as "3 Panel Shaker" is available and will not cost more than budget.
  - b. Hollowcore doors except for master bedroom and laundry room.
  - c. Paint colour TBD.
  - d. Hinges satin nickel.
5. Door Hardware:
  - a. Weiser Breton satin nickel with square rosette.
  - b. Front door: passage Weiser Breton with keyed deadbolt to match.
  - c. Garage side door: Weiser Smartcode deadbolt: **Dominique will send specs to Heather.**
  - d. Privacy levers for master bedroom, bathrooms and office.
  - e. Matching dummy levers for master closet.
6. Baseboard and casing:
  - a. Baseboard 00628 finger-jointed pine, colour TBD.
  - b. Casing 00736 finger-jointed pine, colour TBD. NOTE THAT CASING IS WIDER THAN STANDARD: ALERT ELECTRICIAN FOR SWITCH PLACEMENT.
  - c. Will not use architrave.
  - d. No skirting on stairs.
7. Stair Rail:
  - a. Round rail, colour TBD.
  - b. Satin nickel brackets.
8. Flooring:
  - a. LVP colour to be Hatfield Maple.
  - b. Upstairs bedroom and rec room carpet to be Calm Sanctuary Burnt Leaf.
  - c. Change carpet on stairs (to 2<sup>nd</sup> floor) to be Beaulieu Tricot Estuary Fog.
  - d. Stairs to basement to be Mohawk Cozy Classic in Classic Silver.
  - e. **Heather will contact Vern's to update quote with selection choices.**
9. Electrical:
  - a. Dane has paid the hydro connection fees.
  - b. Final outlet/switch/light placement occurs at electrical walkthrough (approximately 1 month away).
  - c. Not necessary to have purchased all light fixtures at that time, but should know what type of fixture you would like in each location.
  - d. Froese had questions regarding ethernet installation: can review with electrician at walkthrough.
10. Millwork in Laundry Room:
  - a. Laundry room IKEA design draft reviewed. Eliminate upper cabinets except over washer/dryer, should be 30" uppers as they will need to be installed higher than normal to allow for washer/dryer to open.

- b. Add lower cabinets all the way to the wall (laundry chute basket can sit on countertop at end under chute).
  - c. Add garbage pullout under laundry sink.
  - d. All other lower cabinets to be doors only (no drawers).
  - e. IKEA Enköping White.
  - f. Countertop to be laminate; **Froeses to visit IKEA to make selection.**
  - g. **Heather will provide list of items to Froeses; Froeses will pick up from IKEA.**
11. Millwork in Mudroom:
- a. No upper cabinets.
  - b. Use IKEA wood countertop as bench, would like it to be deep (full counter depth?) with vertical supports underneath.
  - c. Use second IKEA wood countertop piece as shelf above (?).
  - d. Hooks for coats.
  - e. **Heather will provide list of items to Froeses; Froeses will pick up from IKEA.**
12. Bathroom Mirrors:
- a. To be determined.
13. Bathroom Accessories:
- a. To be determined.
14. Next meeting: as needed.