

February 2016 Managers' Report for
Board of Directors' Meeting

1. Good news: on the recommendation of our personal insurance agent, we contacted Connect for Health CO and have reduced our monthly insurance costs. The total per month is now \$498.00 for the two of us. The policy is through Anthem Blue Cross-Blue Shield.
2. On March 11, the new State Farm Master Policy for Lake Haus begins. Here are the changes from last year's policy: Limit of blanket insurance for the buildings is now \$15,295,300.00; business personal property = \$26,200.00. As required by state law, we are also covered under this policy under additional interests. The yearly policy cost increased from \$36,421.00 to \$37,962.00.
3. 50 condos participated in the Xcel Multi-family energy program. Many incandescent light bulbs were replaced saving the owners on their electric bill. Also, faucet aerators, and new low flow technology shower heads were installed where wanted. The total group savings for this program is \$6287.00 per year.
4. All condos (except for A-06 and one other) are current with their monthly HOA dues and Special Assessment payments.
5. Survey findings for the bulk mail box suggestion from the homeowner of A-09:

Answer Choices –	Responses –
– Yes, this will increase the convenience of the full time/long term residents of Lake Haus.	44.00% 22
– No, I do not support this.	28.00% 14
– Unsure, not enough information has been presented.	28.00% 14
Total	50

A total of 57 homeowners responded to the survey-7 opted to skip.

6. Information on the concrete slab if Lake Haus wants to install bulk mailboxes: 16-unit cbu with concrete pad approx. \$1,775.00 (\$110.94 per address) Cluster box unit (cbu) -concrete pad requirements- - all free standing pads must be 8" thick -
1 unit single pad: 4' x 4'; 2 units double pad: 4' x 7'. Cbu's must be anchored with J bolts. [There was a discussion about who would pay for these mail boxes. Since it costs \\$60.00 to rent a post office box, there was discussion that the homeowner would purchase their box. Locations were also discussed: possible placement may be at the entrance of the C parking lot and one at the entrance of the E/F parking lot. To be continued.](#)
7. The remainder on the Kayak rack is now \$166.67. As soon as it is paid off, the rental for a space will be reduced to \$25.00 per year. (no matter how long the kayak is stored)
8. Bulk fireplace prices: Right now we have an estimate from Service Monkey for \$3,732.00 which includes the permit and installation. They will extend a 10% discount for the purchase of 15 or more fireplaces. We have given up on receiving an estimate from Frisco Fireplace. Another small company from Frisco came to inspect the D-12 fireplace to possibly give an estimate for bulk installation, but found that it would be too difficult a job.
9. Since the amount is over \$500.00, the property managers are asking permission from the Board to purchase a new riding lawn mower for the 2016 season. [Gregg made a motion to purchase a riding lawn mower; Nicole seconded it; it passed unanimously.](#)

10. The new flat roof over the first quad of the G Building developed a leak in the seam. This is covered under warranty. There is a small amount of interior damage to the ceiling of G-04. The ceiling of the stairwell will be re-painted.
11. We have a homeowner that wrecked her car and has been allowed to park it by the kayak rake until she can afford to get it fixed. We have had a complaint about this violating the Bylaws. [This homeowner is to be given 30 days to move the vehicle. So by March 4th, the vehicle is to be moved or else it will be towed at the owner's expense.](#)
12. Locking dumpster at the E/F/ & G location: [This dumpster is truly working. It is not being used by anyone other than the Lake Haus residents. There was discussion about also locking the dumpster that is utilized by the B, C, and D buildings.](#)