

## March Managers' Report Post Meeting

## March Board of Directors' Meeting

(\*\* designates Board statements or suggestions.)

### 1. Electrical work update:

- This project is going along very well. We have 45 units that have completed the work. 18 units are on the schedule.
- 2 units have had the panel replaced but have not had the pig tailing completed.
- There are 4 units in the C Building that need to get their units inspected to see the extent of the wiring/panel replacement due to the fire.
- We have some units that have not communicated their intention as when and who they will use;
- 4 units are planning to use another electrician but not sure when,
- 6 units need to budget for the project.
- We have replaced the common area panels in Buildings A, B, and C.

\*\*It was also recommended that if homeowners are going to replace their base board heaters to use Hydrosil or any brand name that contains silicon or a gel core. This is much more energy efficient.

### 2. Parking lot maintenance for 2014: (hot pour of cracks prices may be lower due to last year's work)

#### ✓ Building C & D estimate:

- Clean all open cracks and seal with hot pour: \$1,700.00
- Spray 2 coats of asphalt based sealant (will contain mixtures of latex and sand): \$3,490.00
- Stripe Parking Area: \$580.00
- Patch Asphalt: ~\$1,600.00
- Total cost: \$7,370.00

#### ✓ Building E, F, G estimate:

- Clean all open cracks and seal with hot pour: \$1,900.00
- Spray 2 coats of asphalt based sealant: \$2,500.00
- Stripe Parking Area: \$550.00
- Patch Asphalt: ~\$150.00
- Total cost: \$5,100.00.00

\*\*The Board has decided to postpone the work on the parking lots until next year due to other maintenance projects that take priority. However, it was agreed that the parking lots be put on a rotational schedule so that expenses are well managed.

3. Service Monkey (SM):

- ✓ Quoted us a price of \$100.00 per unit to clean the dryer and dryer vent; total of \$8,800.00.
- ✓ After finding the clogged and kinked condition of the plastic dryer hose in the G-01 unit, we propose to possibly forgo the fireplace inspections this year (2014) and have them clean the dryer and dryer vents.  
\*\* (The Board) since this has never been done to the complex as a whole and it is an extreme fire danger, this was agreed upon. The HOA will pay for this inspection and cleaning.
- ✓ SM can replace crushed or plastic vent hoses with aluminum flex connectors @ 15.00 each. (This will be paid by the homeowners. Please contact the property managers who are compiling a list for SM.)
- ✓ Many washing machines in Lake Haus still have rubber hoses for the cold and hot water;  
\*\*The Board is also encouraging homeowners to replace the rubber hoses with steel braided hoses: If the water source is on the side wall of the closet then the hoses will be replaced with 4 foot hoses @ \$76.00. If the water source is on the back wall of the closet then the hoses will be replaced with 6 foot hoses @ \$85.00. (Again, homeowners will pay for this: contact the property managers to be put on the list for SM)
- ✓ We also need to address having a cover installed over the exterior opening of the dryer vent to prevent birds, etc. from clogging the passage. They will provide and install a Dryer Wall Vent with damper and intrusion prevention magnets for \$60.00 for a total of \$5280.00. (This information is current to the typing of this report. The plastic bird guard that was discussed at the meeting will be outlawed this year due to the potential of clogging and possible fire danger. Therefore, would suggest that this portion of the SM proposal be postponed due to the cost.)

\*\*This will be paid by the HOA.

\*\*It was suggested that these guards be painted to match the buildings' trim.

4. Turner-Morris update:

- ✓ Follow-up: Installed the 2 pieces of flashing above D-05 and B-09 to test if this will prevent the ice buildup on the lower windows during the winter. In Dec. it was very effective in preventing ice build up on the lower level window sill. However, when we received so much snow, even those two windows had to have the ice

chipped and snow removed by hand. This only cost \$800.00 for the entire complex in opposed to \$500.00 per flashing installation.

- ✓ 2 exterior leaks reported so far this year. One (A-06) flashing not installed correctly caused a leak over the sliding glass door possibly due to poor workmanship by Travis... *Turner-Morris came to repair this problem and found that this leak occurred primarily because of the down spout freezing due to no heat tape and because the flashing along the wall and window were incorrectly installed.*
- ✓ The other (A-16) leak on the flat roof due to ice dam at scupper. *This has also been repaired by Turner-Morris.*
- ✓ Turner-Morris proposal for out of warranty 21 year old flat roofs for F & G Buildings.

\*\*Board asked:

- ❖ That 2 other commercial roofing companies be contacted and present a bid for the work.
- ❖ To have Turner-Morris break the bid into two parts, one for the F Building and one for the G Building.
- ❖ Get their opinion which roof needs to be replaced first and then have the other roof replaced next year.
- ❖ Turner-Morris if there is a possibility for Lake Haus to pay a portion of the bill when the work is completed and then the second portion in October so that we are using money from 2 different years' budgets for the project.
- ❖ Also, wanted Turner-Morris to project which buildings' flat roofs will be next to replace.

5. Building Damage (due to severe winter conditions and perhaps incorrectly installed materials during the remodel): Photo slide report.

(E-08/E-10 corner ice problem: There is definitely damage being done to the siding. It seems that this issue should be addressed with Travis since the water from the roof is going under the siding due to poor installation of the flashing. There is concern that the ice buildup on the rock work below may damage it also. The installation of heat tape has kept the water flowing off the roof and will be a temporary fix until spring. There are also a few other corner areas around the complex that have the same problem; two on the B Building and one on the F Building, possibly one on the C Building.)

\*\*The Board has asked for 3 bids for the repairs of these areas that are affected.

6. Comcast: Effective March 1<sup>st</sup>, the monthly TV rate was increased from \$1,760.00 to \$1,812.80; a difference of \$52.80 per month or \$633.80 per year increase.

7. Paper-less billing in place: Xcel for the common area and Unit D-12; Century Link-phone; Waste Management; and hopefully Comcast. As of this typing, we are still having problems getting Comcast to email us paperless billing...a work in progress.
  8. Reserve Fund: All mortgage and title company paperwork asks this question: The current amount held in a “segregated reserve account” for future repair/replacement of project....We have been misrepresenting the truth about this budget statement and feel uncomfortable about it. Can we please make a separate account for the reserve fund and designate a % of the HOA dues to this fund every month? LH has a policy in place for the establishment of this fund. The total monthly dues are \$20,445.00.  
\*\*Dave made a motion that a separate bank savings account be established for the Reserve Funds. Greg seconded the motion; it passed unanimously. Greg then made a motion that the Unit D-12 assets be allocated into the same reserve fund. Dave seconded the motion; it passed unanimously.
  9. Ended the Recycling on Feb. 28<sup>th</sup> due to the changes in the mixed recycling restrictions. Options:
    - ✓ Restrict access only to homeowners and full time renters with combination lock
    - ✓ Have recycling locked and only open certain times during the day
    - ✓ Any suggestions?  
\*\*The Board agreed that Lake Haus will continue with individuals recycling their own materials. It is possible that the County will create a better system because of the backlash from the community. They determined to defer this until the Annual Meeting in August.
  10. Vacation dates for spring: We are proposing to leave on April 30<sup>th</sup> and return on May 9<sup>th</sup>. We will need one or two Board Members to cover for us. *There were three Board Members that volunteered for covering the office: Dave Lasaitis, Jody Russell, and Nicole Guidi.*
  11. We recommend that all units have steel braided hoses installed on their washing machines. Many thanks to the units that replaced them when the electrical work was being completed. *This was covered under the Service Monkey discussion. Please reference # 3 in this report.*
- \*\*At the end of this discussion, Greg made a motion to wait one year for the parking lots, accept the Service Monkey proposal for the dryer/dryer vent inspection and cleaning, replace only one of the flat roofs this year, and get 3 estimates for the siding replacement for the quads that are effected. Nicole seconded the motion; it passed unanimously.*