

May Managers' Report for  
May Board of Directors' Meeting

1. Electrical work update: Please see provided spreadsheet.
  - ✓ Electrical update: all homeowners have communicated their intention about the electrical work.
2. Service Monkey:
  - ✓ Quoted us a price of \$100.00 per unit to clean the dryer and dryer vent; total of \$8,800.00.
  - ✓ They also want to replace crushed or plastic vent hoses with aluminum flex hoses and connectors @ 15.00 each. (This will be paid by the homeowners.)
  - ✓ We recommend that all units have steel braided hoses installed on their washing machines. If the water source is on the side wall of the closet then the hoses will be replaced with 4 foot hoses @ \$56.00. If the water source is on the back wall of the closet then the hoses will be replaced with 6 foot hoses @ \$65.00. (This will be paid by the homeowners.)
  - ✓ Work will **begin July 7<sup>th</sup> and continue until the 23<sup>rd</sup> of July.**
  - ✓ **We need homeowners to contact us prior to the 7<sup>th</sup> if they want the aluminum flex hose connectors for their dryer and/or steel braided hoses for their wash machine. We are creating a list for Service Monkey.**
3. We have had another unit flooded and damaged because the neighboring unit had old rubber hoses on their wash machine and they failed. Also, they did not have their water turned off under the common area stairs. **Please turn off your water when you leave Lake Haus.** Both units were not occupied and it seems that the water was running for quite some time.
  - ✓ *It was recommended by the Board that the homeowner of the lower condo, make a claim with her insurance company; as the homeowners of the upper condo have made a claim with their insurance company. The insurance companies will then work together to rectify the damages.*
4. Siding and Trim Damage on buildings:

The siding and trim issues were addressed with Phil Travis and his superintendent Pete.

  - On the siding, this damage is being caused because the water/ice from the roof is going under the siding. Travis will work with Turner-Morris to repair the E Building this year. We are awaiting the proposal for cost. Tim's guesstimate from \$2,500.00 to \$3,500.00 for the work. (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.)
  - Travis also sent out a crew of sub-contractors that have been making repairs (reattaching and caulking) on the trim at no cost to Lake Haus. They completed the work on Tuesday, May 27<sup>th</sup>.
5. Paper-less billing in place: Xcel for the common area and Unit D-12, Century Link, and Waste Management. Comcast is having difficulty making this happen for LH.
6. Reserve Fund: The "segregated reserve account" has not been created yet. We just found out yesterday that Tim is the "Registered Agent of the State of CO" for Lake Haus; he can open a savings account which is attached to the checking account. We feel that one of the other signatories should accompany him. We recommend creating an on-line account in order to move money back and forth as needed. Comments:

- ✓ It was suggested by the treasurer, Jack Zeller, that no separate fund be created. However, suggested that the HOA use the equity of the D-12 condo as the Reserve Fund.
7. Children climbing the Aspen trees: We have asked the children of the D Building numerous times not to climb the Aspen trees due to their weak branching structure. They however, still persist. Therefore, we are recommending that their parents sign a release of responsibility/liability for Lake Haus just in case one of them falls and is hospitalized.
- ✓ Letter to parents: No release letter is necessary. Send out letters to the parents that the HOA is not responsible for their children falling out of the trees. Ask them to please ask their children to refrain from climbing.