

Post Meeting November Managers' Report for
Board of Directors' Meeting

1. Electrical work update: Please see provided spreadsheet. **There are 82 completed condos! Buildings B, C, and F are 100% complete.**
2. Siding and Trim Damage on buildings: Travis and Turner-Morris completed the E-08/E-10 siding replacement work. Turner-Morris has been paid for this work. It seems that Travis has elected to not charge Lake Haus for the project. This repair will be monitored in order to determine if the other areas that have the same problem will benefit from this repair. **In the spring, Tom will follow-up on the agreement to repaint the “blue colored buildings” by Travis and the Sherman William representatives.**
3. The flat roofs for the F & G Buildings were completed. The total cost for the project has been paid in full. **These roofs also carry a 20 year warranty.**
4. Turner-Morris has installed a downspout off the flat roof above B-14. This was never completed during the remodeling project. The damage to the window sills will be caulked and painted when weather permits.
5. G Building entrance: due to poor drainage and ice buildup in the entrance of the first quad of the G Building, we mortared in pavers to raise the level of the entrance area. We also put a border on the bark area next to the sidewalk to help deflect water when there is snow and ice melt. This area will be monitored.
6. Canister lights above the entrance doors: with the Board's permission, we would like to replace these lights (as the ballast system fails) with a new canister with a screw in bulb. This will save the HOA money since we can use lower watt bulbs that will work equally as well. The specialty bulbs that are in these canisters are also difficult to find and expensive. **The Board has given the property managers the okay to research options to lessen the cost of this one light fixture.**
7. Delinquent HOA Dues and Special Assessments: We have one unit that is 5 months overdue; 1 unit that is 4 months overdue; 2 units that are 2 months overdue and one unit that is only late for the HOA dues by 2 months. The HOA delinquent dues total is \$3,525.00 (this amount is without a late fee charge).
8. Common Area expenses: On the last Xcel bill, the A building had twice the cost than any other building. We checked the heaters and 2 quads were set to over 90 degrees and one quad was in the 80's. We have a couple options, but the most practical one may be to get tamper proof baseboard that will not heat above the set temperature. **The Board requested the property managers to research the options and then report back to them for their consideration.**

9. New Website: The owner of B-13 has created a new website for Lake Haus. We have now purchased the domain and own the domain registration for 5 years. A special thank you to Bill Grow for all his work.
10. There was also the suggestion to purchase a larger size riding lawn mower that could also have winter snow removal attachments added to it. This is something that will be researched in the spring/summer.