

Lake Haus Condominium Association

Manager's Report

March 3, 2018

Parking - Management received four parking complaints so far this winter season from owners. All were quickly resolved. A short-term renter, in B-bldg., was asked to move their vehicle and complied. Owners in B and E-bldgs. reported unauthorized vehicles in their spaces, via email. Upon investigation the cars had been moved. A-bldg. has a full lot most of the time, especially on weekends. E/F/G common parking has been full to overflowing on several occasions. Overnight owners/guests blocked the E/F/G dumpster on Feb 3/4. The offenders left first thing in the morning and did not return.

Snow Removal - Summit County snowpack is currently at just over 90% of the median amount for this time of year. In spite of this, Lake Haus has expended just \$4,170 for snow removal as of 24-February, well under the 2017/2018 Budget allowance for the same period, of \$12,143. Last year's expenditure at this juncture was \$19,338.

Management has tried several approaches to parking/plowing management; 1.) knock on doors and get cars moved. 2.) do nothing. 3.) text owners when the plow arrives (on a trial basis with A-bldg. only). Frankly, #2 works best. Applied this method to eight associations, over two seasons, in Breck. Cars parked in certain spaces on one morning may be gone or elsewhere on another. The law of averages gets the whole lot clean over time. Also, less hassle to owners/tenants and managers. Best of all, less time (\$\$\$) onsite for plow guys.

Garbage – Timberline, the new trash removal contractor, is working well (as expected). Dumpsters were full to overflowing during the Christmas/New Years' holiday, which led to some yeti style dumpster jumping/compacting by DK (a site to witness). Otherwise, volume has been mostly manageable.

Deferred Maintenance Assessment – Management completed a deferred maintenance assessment (paint, siding, concrete, asphalt etc.) for presentation to the Board. It will be reviewed and discussed at the 3-March Meeting.

Short-Term Rentals – Management received two complaints, at different times, about short-term renters in B-bldg. One re: noise, one about improper parking. We also received a complaint FROM a short-term renter regarding noise (baby crying) in E-bldg.

Long-Term Renters – Long-term tenant in A-8 is causing considerable grief to their neighbors. Noise, cigarette butts and marijuana smoke. Also, badly soiled entrance carpet. Owners are aware. Visitor to long-term tenant in E-bldg. was responsible for one of the parking complaints.

Insurance – Management requested HOA Insurance Proposals from three new providers; Neil-Garing, The former Strong Agency (Steamboat Springs), and HUB. The current policy, with State

Farm/Marci Reece, renews 11-March. Management has worked with the former two, who specialize in HOA coverage.

Painting Proposals – Management requested exterior painting Proposals, for the Green Buildings, from Peak to Peak Maintenance and Platinum Coatings. Management has worked with both contractors in the past and was pleased with both quality and pricing.

Dryer Vent Cleaning Proposals – A dryer vent cleaning Proposal was requested from Consider-it-Done. After working with several contractors in the past for; fireplace inspections, window cleaning and dryer vent cleanings, Consider-it-done was always the cheapest and easiest to work with.

Window Cleaning Proposals – Exterior window cleaning Proposals were requested from Michael Schiffer and Consider-it-Done.

Glass Recycling Proposals – A glass recycling Proposal was solicited, and received, from Clear Intentions, out of Denver.

Education - Management (Dave) has signed up for a QuickBooks two-day training course in March. Guaranteed to “Expand your knowledge and use QuickBooks to its fullest potential”. A tall order given the student. Hoping nonetheless to relieve some of the stress on Jack Zeller.

Katie is moving slowly through her CAM online training course. Any HOA activities are covered, for up to twelve months, under an Apprentice License issued by DORA.

Website Contact/Directory – Management contacted HOA website host, GoDaddy, re: contact/directory options on our website and will be reporting to the Board 3-March.

Capital One Cash Back Card – Management applied for, and received, a 2% cash back credit card from Capital One. This card will be used primarily for paying the Comcast contract. Annual savings (cash back) will amount to over \$1,000.