

Lake Haus Condominium Association

Manager's Report

May 25, 2018

Parking - Management purchased and began distributing new parking permits (two per unit). A number of owners asked how to handle guests.

Snow Removal – A-bldg. experiment with texting owners when the plow arrives worked fine most of the season. On the final big snow however, several owners usurped the Manager's plan for the day and began sending group replies back and forth with new instructions. Texting will not be used next year.

Painting Proposals – Management completed a site walk with Gregg, Scott and Jodi to evaluate the exterior paint condition of all buildings. Subsequently, Management requested revised Proposals from Peak to Peak Maintenance and Platinum Coatings.

Dryer Vent Cleaning Proposals – A dryer vent cleaning Proposal was requested from Consider-it-Done. They will do the work for \$60 each. We also got a price for comparison from Service Monkey, who did it in the past, @ \$88 ea.

Window Cleaning Proposals – Exterior window cleaning Proposals were requested from Michael Schiffer and Consider-it-Done. Consider-it-Done responded with a bid for the entire complex vs. individual units. We requested they revise it so we can present it to owners on an opt-in basis.

Asphalt – Management has been pursuing A-Peak Asphalt (Bruce Yanke) for repair/replacement consultation and pricing. They have not made time yet.

Concrete – Management contacted Colorado Coring & Cutting for sidewalk replacement pricing.

Lawn - Management activated the irrigation system this year in-house, vs. hiring Premier Plumbing as in the past. Also, Management rented equipment and completed lawn de-thatching and aerating this year rather than hiring E&A Maintenance as in years past.

Reserves – Management presented the Board with possible options to the deferred maintenance spending plan recommended in the Reserve Study.

Carpets – Tropic Cleaning was hired to clean all common entry carpets in May.

Heat – Common entry heat was turned off for the year.

Aspen trees – Neals Lunceford sprayed a fungicide on the aspen trees in front of F/G.

Roof Inspection – Turner Morris was engaged to complete a thorough roof inspection, likely in the next few weeks.

Ski Locker Doors – Management requested pricing to replace 20 ski locked doors. Turns out this may be a big project. We are working with Ziemack Construction to come up with a viable (affordable) plan.