

Lake Haus Condominium Association No. 1

Manager's Report

June 22, 2019

Year in review / scheduled items:

- 1.) Renegotiated a new contract with Timberline Disposal. Added two new larger trash containers to accommodate B, C, D and E, F, G buildings with fewer pickups.
- 2.) Snow removal went well. Despite an historic snowfall, we were able to come in under budget for the year.
- 3.) Concrete - Repairs of sidewalks throughout the complex were started on June 18th. Andraos Construction will be coming back at the start of July to place sealant on the new concrete areas as well as fill in cracks around Lake Haus.
- 4.) Painting of buildings – A (back & right), C (back), D (back), E (right), and F (front) is scheduled to begin June 21st and be completed June 28th (weather permitting).
- 5.) Landscaping – Orkin continues to monitor and help get under control the Vole problem around Lake Haus. Neils Lunceford has sprayed for Aphids as well as performed a deep root feeding of the aspen trees around buildings E, F, G. They have also spayed for weeds around the complex. Spraying of the conifer trees in front of the A-building for Spider Mites and Scale will also be performed in the next few weeks.
- 6.) Windows – Received a bid from Windows and More for bulk pricing on window replacement and sent information to interested owners. If any additional owners are interested please reach out to us and we will forward you that information. (Please remember that all window and sliding door replacement requires approval of the Board, and the trim color needs to remain white. The By-Laws state that all drapery shall be white on windows and doors facing the outside of the building.)
- 7.) Roofs – G & G Roofing inspected roofs around Lake Haus. They believe the flat roofs are in good shape and have an estimated 10 years of life left in them. They suggested that since the shingles on all the roofs are cracking, losing their granules and missing in spots we start the process of replacing them over the next three years.
- 8.) Asphalt – Inspected the parking lots with Bruce from A-Peak Asphalt in April. All the asphalt repairs performed last year, including crack sealant, is holding up well. Due to these factors, no asphalt work is scheduled for this summer. This will allow Lake Haus to build its maintenance reserves and be better prepared when areas of the parking lots need to be replaced in the next few years. We are working on proposal with A-Peak to get a bid in place for guaranteed work and pricing over the coming years.

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- 9.) Cleaning of all common area carpets is scheduled for July 11th and July 12th.
- 10.) Fireplace inspections are scheduled for September 9th through the 13th by Service Monkey.
- 11.) Cintas inspection of fire extinguishers in common hallways is scheduled for September 5th. (Reminder: check your unit's fire extinguisher's level and replace the batteries in the smoke and CO detectors within your condo.)
- 12.) Minor items of note: touchup painting of walls in common areas where fire extinguishers were previously located, painted and caulked corners of entryway awnings and window sills / ledges throughout the complex as needed, painted outdoor furniture and flower bed areas, painted outdoor railings, general landscaping & groundskeeping.

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