

Lake Haus Condominium Association No. 1

Manager's Report

July 25, 2020

Year in review / scheduled items:

- 1.) Snow removal - By closely monitoring the plow and minimally hiring outside shoveling help, we were able to come in under budget for the year.
- 2.) Painting of buildings – B (front, left & right side), C (right side), D (front, left & right side), F (back, left & right), G (back & right side) is scheduled to begin August 10th. This will complete a three-year plan of having all buildings around Lake Haus painted. This will allow for Lake Haus to build maintenance reserves and focus on other large upcoming maintenance projects.
- 3.) Roofs – Turner Morris inspected the roofs around Lake Haus in May. They believe the flat roofs are in excellent shape and have an estimated 8-10 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 few years. Turner Morris will also be coming by in August to perform some general maintenance items that were found during the roof inspection in May. This maintenance should help extend the life of the roofs.
- 4.) Asphalt – A-Peak Asphalt completed crack sealing and an overlay / sealcoat of all the parking lots around Lake Haus in July. They also re-striped all of the lots and completed minor patch work. This maintenance should help prolong the life of the parking lots by approximately five years, allowing Lake Haus to build its maintenance reserves and be better prepared when areas of the parking lots need to be completely replaced.
- 5.) Sewer – Snowbridge will be inspecting and cleaning all of the main sewer lines around Lake Haus. There are 22 main cleanouts (one per quad) at Lake Haus. Of these, there are only three outside cleanouts and these were completed last fall. We will be reaching out to owners for access to the main lines via toilets in the lower units. The remaining 19 sewer main lines are scheduled to be completed in September. Snowbridge will also be completing a trenchless repair of an offset sewer line that was discovered during the inspections last fall.
- 6.) Concrete – Andraos Construction will begin replacement of a few concrete pads around the complex at the start of August.
- 7.) Landscaping – Orkin continues to monitor and help get under control the Vole problem around Lake Haus. Neils Lunceford is scheduled to spray for Aphids as well on the aspen trees around buildings B, D, E, F, G. They have also spayed for weeds around the complex.

(Over)

- 8.) Cleaning of all common area carpets was completed in May.
- 9.) Dryer vent inspections are scheduled for August 24th through the 28th by Service Monkey.
- 10.) Cintas inspection of fire extinguishers in common hallways is scheduled for August 16th.
(Reminder: check your unit's fire extinguisher's level and replace the batteries in the smoke and carbon monoxide detectors within your condo.)
- 11.) Minor items of note: replaced and painted damaged siding, painted and caulked corners of entryway awnings, painted outdoor furniture and flower bed areas, painted outdoor railings, painted the work shed, general landscaping & groundskeeping.

(Over)