

# Lake Haus Condominium Association No. 1

## Manager's Report

July 10, 2021

Year in review / scheduled items:

- 1.) Snow removal - By closely monitoring the plow, and minimally hiring outside shoveling help during a lower-than-average snow year, we came in more than \$12,000 under budget for the year.
- 2.) Landscaping – Orkin continues to monitor and help keep under control the Vole problem around Lake Haus. Neils Lunceford performed a deep root feeding on the aspen trees around buildings B, D, E, F, G. They have also sprayed for broadleaf weeds around the complex. If needed, they may come back and spray for Aphids and Scale on some of the aspen and conifer trees around the complex later in the summer.
- 3.) Roofs – Turner Morris inspected the roofs around Lake Haus in May. They performed some minor maintenance items that were found during the roof inspection. This maintenance should help extend the life of the roofs. They believe the flat roofs are in excellent shape and have an estimated 7-9 years of life left in them. Standard commercial flat roofs have a life expectancy of 20 years in our high alpine environment, so the flat roofs on all buildings are recommended to be budgeted for replacement 20 years after installation to reduce possibility of potential issues. They suggested that we start the process of replacing roofs over the coming years, since the shingles on all the roofs are cracking, losing their granules and missing in spots. Buildings A, B, and C are the oldest roofs and all have shingles that are getting close to the end of their useful life. They will need replacement sooner than later to reduce the likelihood of issues arising.
- 4.) Sewer/PRV - We are budgeting and working on a plan to inspect and perform clean outs of the 22 main sewer lines around Lake Haus every 2-3 years. The Pressure Reducing Valves (PRV) in each quad were tested last October. The 11 that were found to be faulty will be replaced once the pricing of materials plateaus, and they become available. Due to the supply chain issue that a lot of construction/plumbing contractors are seeing, there is currently a PRV shortage in the country.
- 5.) Interior Design - The Board has been discussing the idea of updating the interior common areas around Lake Haus. We consulted with an interior designer who created several schemes that could work. Updating could include, new paint schemes, carpet, light fixtures, baseboard heaters, door numbers, and other general accessories. We priced out each individual component and received several bids for each to gain a better understanding of the associated costs.

(Over)

- 6.) Concrete – We walked the property with Andraos Construction in May. The concrete sidewalks and patios around Lake Haus are in good condition overall. As mentioned above, the price of materials is currently at a record high. Due to this, we are going to monitor the sidewalks and begin recommended replacement once prices stabilize.
- 7.) Asphalt – A-Peak Asphalt completed crack sealing and an overlay / sealcoat of all the parking lots around Lake Haus in July 2020. They also restriped all of the lots and did some minor patch work. This maintenance should help prolong the life of the parking lots by approximately five years, allowing Lake Haus time to build its maintenance reserves and be better prepared when areas of the parking lots need to be completely replaced.
- 8.) Cleaning of all common area carpets will be completed if we decide to wait on the interior common area updating.
- 9.) Fireplace inspections are scheduled for September 7<sup>th</sup> through the 10<sup>th</sup> by Service Monkey.
- 10.) Cintas inspection of fire extinguishers in common hallways is scheduled for September 9<sup>th</sup>. (Reminder: check your unit's fire extinguisher's level and replace the batteries in the smoke and CO detectors within your condo.)
- 11.) Minor items of note: continue to paint and caulk corners of entryway awnings and window sills / ledges throughout the complex as needed, painted outdoor furniture and flower bed areas, painted outdoor railings and Lake Haus signs, general landscaping & groundskeeping.

(Over)