

August 2011 BoD Update

August 16, 2011

- As you look over the financials please note the areas highlighted. I need to go over these with Kay. We need to look and see how a few things have been allocated. She has been away on vacation I will get you a new financial sheet by the end of the week.
- The roofing project is going well. We are back on track. Currently we have new roofs on bldgs A, D, H, G and a new flat sections on J. The tear off on bldg F is taking place. They will do flat sections on bldg I and K and reroof N and L. They have also been replacing the chimney caps and sealing all the edges.
- Our irrigation is flowing better than last report. We have run into a few issues. Someone randomly shuts off the water in the control boxes therefore some zones are not getting a water supply when they should be watering. We had two broken pipes sections one by bldg I and one between bldgs B and C. They have been repaired.
- I went to a Solar Power seminar 2 weeks ago. I've scheduled a meeting this week with Megan Gilman with Active Energies to discuss some of our options and the feasibility of those options. She was the consultant on the Eagle Valley pool solar conversion and has worked with HOAs. The county may have some funding available for projects like our multifamily scenarios. I'll have more info to present in July.
- I've met with 3 concrete contractors about our pool deck replacement/repair. Still working on the numbers with them to get them in line with what we can afford. We need to replace the fencing around pool as well in order to bring it to code. As I work out the numbers a bit more with the contractors I will pass those along so by Sept we can make a decision as to which direction we will go with the resurfacing and fencing.
- Into our third quarter we are holding steady with our AR report. I'm working with owners on payment structure, will be sending 90 day past due collection letters this week and making calls.
- The Eagle Water District project at the east entrance is moving along on schedule. I believe they will cut across the drive this week.
- Per your guidance I've turned over the General Common Element violation from Bldg E Unit 201 to the HindmanSanchez Law Firm. I've spoken with David Firmin and Debra J. Oppenheimer who is a specialist on covenants. Debra has sent out a letter to all of the parties listed on the deed as well as Andy Owen and Didi Doolittle. Letter is attached to email. We have received a response from James Owen, Andy's father and 70% owner of property. Debra has replied to his email. I have also attached James Owen's exchange.
- The painting of bldgs B and C will be completed this week. In consulting with the painters about the painters about the painting of bldg E their professional opinion was that the currently the bldg is retaining it's color and not peeling and they suggested we hold off painting it until next year.
- Bldg D windows are ordered and scheduled for installment in the next two weeks.

That's it for now. Please contact me with any comments, concerns or any thoughts. Thanks for reading.

Linda