

## June 2011 BoD Update

- As you look over the financials please let me know if you have any questions. Up to this point we really haven't spent too much money except for the deposit on the roof project. Siding and painting are about to begin. I did make a change on the painting schedule due to need, I've switched painting building N for building C. Same size building so it won't affect the budget. Building M has been re-carpeted. Carpet Cleaning is happening tomorrow.
- The roofing project is going well. We are on track to complete the scheduled buildings for this first year. There is one change order and that involves our chimneys caps. Currently our chimney tops are not sealed therefore water leaks into the walls affecting the siding and plywood underneath. Where we had rotten plywood that has been replaced as well as the chimneys have been wrapped with Tyvek and Grace Ice and Water Shield. The current lack of appropriate chimney cap affects the amount of siding we have been replacing year after year. With the new chimney caps the user life of the siding around our chimneys will be extended which will result in future savings.
- Our landscaping has taking a bit of a hit before this last weekend of rain because we've been having a few issues with the irrigation because of the high run off. As you know the water is running high and dirty. Currently there is not an adequate filtering system being used for this issue. Our system is similar to one used for farm irrigation. The Eagle Water district is putting in minimal effort with our situation since their main function and focus is keeping up with the filtration for the drinking water. David Probst, our irrigation contractor has looked into what might be out there to help us help ourselves and the Water District to get cleaner water through our pipes therefore maintaining regulated pressure and clean screens. The filtration system is roughly \$5200 it is currently being installed in areas like Dotsero and Wolcott with great success. I will spend sometime this week looking into how it might work for us and if the cost can be absorbed by Eagle Water and Sanitation or what options may exist.
- 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.
- Meeting with Mark to discuss pool decking needs and option so I can meet with contractors and hammer out a timeline and costs.
- Currently getting bids on updating and upgrading our clubhouse more on this in July.
- Going into another quarter we are holding steady with our AR report. I'm working with owners on payment structure, sending 90 day past due collection letters and making calls all of which is worth the effort.
- I've had to enforce the new no tenant pet policy once so far. Parker Smith has been fined and will be paying off this fine.

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

Linda

