

Board of Directors' Meeting
March 24, 2009
Manager's Report

Today we have 863 spaces full, 145 renters and 718 owners. This number is down from last year at this time when we had 163 renters and 748 owners for a total of 911. We've had 34 owners and 14 renters check out since last Tuesday. We have more people leaving this last week of March.

Maintenance has been busy these last few weeks. They drained and refilled the small pool. The calcium level was higher than it should be and the only way to get the calcium out of the water is to drain the pool. Even though the County Health Department said we could let it go for a few more weeks, the decision was made to drain now before the calcium level got higher. I'm sorry for any inconvenience this caused to the exercise groups and the volleyball players. But we would always rather be safe than sorry. The bonus is that the cat controller seems to be working properly again. We'll keep our fingers crossed.

Maintenance completed 40 work orders since our last meeting predominately water leaks and bad hose bibs. They also tightened the railing here in the ballroom, fixed several light covers that were dislodged by the air conditioners, changed filters in the A/C vents, fixed two doors that did not open properly, adjusted two doors in the ballroom, and worked on the water machines. We are also cleaning the restroom/shower rooms by the pool during the day to ensure their cleanliness.

Maintenance has also been working on the list of problems found by the Facilities Committee. So far they have taken down the beams that were rotten and filled in the gravel square by the barbecues with block for additional space. This summer we will move the small chest freezer in the kitchen over a few feet as it is under the panel which is a code violation. During the summer we plan to work on the sidewalk in the retention area. Tree roots are causing it to buckle making it uneven and hard to walk on. We will saw cut these sections, dig out the roots and replace the concrete.

We are also in the process of getting a bid on the flat roofs on the east and west sides of the main complex as well as the north and south sides. Every year we have had to redo the pillars on the patio due to water leaking inside which causes the stucco to blister and flake off. Each year, the roof has been patched to keep

this from happening, but this year we may have to replace the covering on the flat roofs themselves.

Other summer projects include the streets. The street committee has identified their projects and the board has approved them. The first priority is West Mineshaft from Motherlode to Cinnabar. This removal and replacement of asphalt will include the parking lots on both sides of the street. We are also replacing two valves located in the west parking lots. This is good timing: replace the valves, then pave the parking lot. This way we won't be digging up new asphalt.

We will be replacing six other main valves during the course of the summer. These valves are no longer functional so, we have to turn off the water to large sections of the park instead of smaller sections. This valve program is part of planned replacement and will continue for a couple more years.

As residents get ready to leave for home, there are a few tasks that need to be completed. 1) spray for weeds, 2) make sure the office knows if you have a caretaker who that is and how to get in touch with them; 3) turn off water and drain water heater 4) put away all patio furniture or cover it for the summer. Remember, the summer monsoon storms can cause a lot of damage. A caretaker is your first line of defense. Make sure your caretaker has the name and number of your insurance company. Hopefully, we won't have a major monsoon storm this year, but it doesn't hurt to be prepared.