

Manager's Report 2-2-10

Today we have spaces 952 full, 193 renters and 759 owners. Last year at this time, we had 941 spaces full, 777 owners and 164 renters. In 2008 we had 145 renters and 764 owners for a total of 909. Occupancy changes quickly at the first of the month as we have renters checking out and new ones checking. I think we are on target for a normal occupancy level this season.

The South Laundry building was closed last week due to an electrical problem. The building had lost its ground. A couple of residents noticed that they received a static shock when touching the shower handle and one at the sink. Thanks to quick thinking and action from Ron Ward and Gerry Bray, we were notified right away. Upon investigation, we first noticed that the old GCFI receptacle was bad. Replacing the GCFI however did not fix the problem. The electrician then checked further into the problem and found that the ground wire was not working. We had to replace the old aluminum wire from the pedestal to the building. The old wire was only in conduit for a few feet and then was direct buried the rest of the 120 feet or so. We also placed conduit in the ground so that we will be better able to repair any future problems. I'm sorry for the inconvenience to residents who use the south satellites, but I was too worried about your safety to leave the building open.

After the hard rain the last couple of weeks, we noticed several leaks in some of our buildings. The ballroom ceiling began dripping first, then a leak was discovered by the main entrance and another on the south side of the ballroom. We also had leaks by the small card room, west side of the main laundry and also on the west side of the laundry building. We had roofing people here on Friday looking at the damage. It appears several shingles are missing from the ballroom roof. After the strong wind our recent storms brought, I think we may recoup some money from insurance for wind damage. I received an estimate yesterday for repairs and replacement and will receive another this week.

Our auditor, Robert Hall, was here on Friday looking at invoices, deposits and all back-up documentation. He looked at Board minutes, changes to the CC&Rs, and contracts. He even took some time to answer my questions about fixed assets. He will have the audit completed before the Annual Meeting in two weeks. Marge Stam, Board Treasurer, will report on the results of the audit.

It has come to our attention that some of our activity groups are still using the Homeowners Association employer identification number (EIN). The use of this number means that interest income is reported to the IRS by the bank using that number and that the Association pays the taxes. Clubs or groups with CDs and saving accounts that earn interest must apply for an EIN of their own and not use the EIN for Golden Vista. Wells Fargo Bank is doing a search of these groups so that they can apply for their own

numbers. It is not right that the association pays taxes on money that does not belong to the HOA. If your club or activity group is using the resort's EIN, please see me.

Committees are all working hard to get their jobs done. The Budget committee brought their recommendations for the Operating Budget to the residents at a special meeting in January. These recommendations will go forward to the Board of Directors for their approval along with recommendations on Reserve expenditures for projects this year.

The Planning and Development Committee is also hard at work. They have been meeting with various groups, putting together information, assessing needs, and hand delivered a survey to every occupied lot concerning their participation in activities available here at Golden Vista. Friday was the last day to return these surveys. Planning and Development will report on the results today. Planning has also put together a list of recreational opportunities here at the resort and committee members are hand delivering them.

The Facilities Committee has completed their annual inspection. We met on Friday to discuss the results. They will be presenting a report at the Annual Meeting.

The election committee is in the thick of it right now with the Election in progress. Please remember to vote on the amendments that the Document Committee has proposed, as well as for the candidates of your choice. A good election turnout demonstrates that our residents care about the resort and its leadership.

Maintenance continues to repair leaky risers. This is a continuation of our conservation effort. Further, in December 2007, the Board of Directors passed a resolution that prohibits washing cars in the resort. It also allows park model washing only once per year and hosing off patios once a month. Please adhere to these rules as it saves everyone money in the long run.

We have had to replace more mailbox locks due to lost keys. It is a good idea for owners to make sure their mailbox key is in their unit when they rent it out. We have renters who do not have mailbox keys and are having to have the locks changed so they can receive mail while they are here in Golden Vista. Then the owner comes next year and their key doesn't fit. We are keeping one copy of the key in the office to prevent this from happening, but it is a problem. My goal is to have one key for every mailbox in the office so if the owner or renter loses a key, we will have one that can be duplicated. If we do not have a copy of your mailbox key in the office, you might consider having a copy made to leave with us.

It has been reported that SRP did not change all the lights that were out in the retention area and others in the street. They were here last week, but must have missed a couple. If you see lights that are not working or coming on and off, please report them at the front desk. All SRP light poles are numbered. Please report that number or at least the closest space number so we can accurately report the repair to SRP. It will speed things along.

Landscape has been cutting oleanders on the west side of the tennis courts. They had grown very tall. They have also been spraying weeds in the common areas and the perimeter. After the rain, we now have a new crop of weeds. Residents may want to check their lots for weeds also.

There will be a Memorial service for Bill Smith, space 500, in the Navajo Room Wednesday at 1:30 pm.