

Board Meeting March 10, 2007

Manager's Report

1. Rebuilt motor and new sump pump in Lake 2
2. Bill Barton and I will make a survey of all lake pumps and motors, and recommend to the Board the purchase of back-up pumps and motors. As an example, a back-up motor for water recirculation would cost \$4,000. However, having it on hand would mean no down time to replace a failed motor, and no damage to the lake or the fish.
3. Verizon – the tower is up, has been decorated, and the control building has been painted. Verizon wants to do a decorative line of bricks from our existing bricks behind the new building, putting granite on the tower side and grass on the Beardsley side. I have requested that Verizon lock the gates on the side of the building.
4. The locks on the front of the Rec Center and on the pool access gate have been replaced/repared. Anderson Locks came out on March 8th and rechecked the locks.
5. We have received one bid to repair and stripe our common building/pool parking lots. We are waiting for a second bid.
6. We are trying to get welders to come out and re-quote the fence welding and painting to be done at homes bordering Lake 7.
7. The fence at Lake 7 which had a serious erosion problem and an erosion problem on the slope leading from the fence to the lake edge has been repaired. Due to the angle of the slope, a primary line of stackers, near the lake edge, had to be supplemented with a secondary line of stackers. Fill and granite were applied and 42 bushes have been planted to act as anchors.
8. We have received two quotes to do the skylight removal in the RC. Both skylights will be removed. Dave Bracken has suggested that one of the skylights be converted to a trap door, allowing inside access to the roof, rather than the more dangerous climb up the outside and over the roof. In either case, the former skylight areas will be sealed, and a fluorescent fixture will be placed in one of the skylights.
9. We continue to work on the backflow system, putting in new footings and locking down the covers. We have approximately 20 more to do, before we are finished. New single keyed locks have been ordered to complete this project.

10. A new door, for the storage room, was installed at the Rec Center.
11. Replacement chairs, for the chairs damaged in shipment, have been delivered. The shipping company has until March 19th to evaluate the damage to the chairs and to arrange for their removal from Ventana Lakes. If the evaluation is not completed we are free to dispose of the damaged chairs as we see fit.
12. The awning at the Card Room is torn and ragged. Sun City Awnings has quoted us on a replacement. Their quote is \$764.00
13. We have taken delivery of 3 each “POOL CLOSED”, “SPA CLOSED” signs and an additional sign of restrictions for the tennis courts.
14. We have received bids for the replacement of wind screen around the tennis and pickleball courts. These range from a high of \$15,000 to a low of \$3,000. One of the residents has suggested an alternative. He went online, and got a number of quotes for the screens. These are in the \$1,500's. What the resident has proposed is that we buy the screens online, have they delivered, and he will line up volunteers to do the install.
15. Management wants to replace the present bottled water cooler system with a reverse osmosis system, in 4 locations. The current system costs \$1,403 per year; the new system would be \$1,716, an increase of \$26.00/month. We recommend this change for sanitary and safety reasons.