

Manager's Report – Board Meeting April 14, 2007

1. Ordered that our three motors that feed the water to Lakes 2, 8, and 7 be greased, this will be done next week. The motor on Lake 2 was refurbished and placed in the vault by Navajo Pumps, but wired backwards. Navajo was contacted and they corrected the wiring problem, but the motor is noisy, and is running 20' from a resident's bedroom. The cost of a replacement will be approximately \$4,200 plus installation, and we will store the present motor as a back-up.
2. We are in the peak growing season, and I have instructed Scapes to replace plants and trees, which were lost in the freeze:
We will also need to replace 5 palm trees as follows:
5 palms average 5 trunk ft. each \$200.00x5=\$1000.00
3. The 2007 Telephone Directory has been completed it is 23 pages long, double sided and is available in the Management Office. The cost to residents will be \$2.50 per copy. We will sell only to residents displaying their badges.
4. We are in the peak guest badge season. As most of you know, we charge \$5.00 for each badge, and refund that amount when the badge is returned. In other words, we make no profit on Guest Badges, but we generate a lot of wasted time and effort in collecting the cash, logging badges in and out, etc. The ladies in the office have devised a plan and an alternative badge. This badge will cost the residents \$1.00 which covers the cost of materials and labor to prepare the badges. The badges will be numbered and logged in by the staff, and the badges will be expiration dated and non-returnable.
5. Water cooler change. At the present time, we use a water company that supplies us with bottled water. The structure of these bottles assures the drinker that nothing has contaminated the water. The coolers are located in the Management Office, the Recreation Center, the Billiard Room and the Quilting Room. However, each bottle weighs approx. 50 lbs and are bulky to handle and a nuisance to store, in addition we have had a large turnover of drivers, and they tend to leave the bottles all over the place. The yearly cost of this service is \$1,403, or \$117 per month. A reverse osmosis product is available. There will be no charge for installation, no charge for yearly maintenance (twice yearly), and no charge for emergency service. The yearly cost will be \$1,760, or \$147 per month.
5. The work on the Verizon Tower is nearly finished; the power unit should be out by the end of next week. They have extended the brick work, on the South side from the already existing bricks to the concrete walkway. They have put granite in the area adjacent to the tower and they have cleared the area of their construction materials.
I recommend that we ask Verizon to remove the grass immediately to the East of the area they have re-done, and replace it with appropriate stone.

6. We had quotes for the roof skylights in the Rec Center (which, by the way, did not leak during the last storm). Dave Bracken has suggested that instead of removing the skylights and closing them off, that we remove both skylights, seal one off, and make the other one a leak-proof trap door. We will ask both bidders to re-bid
7. We had bids for placing windscreens around the tennis and pickle ball courts. The cheapest quote was for \$3,500. One of our residents has suggested that we buy windscreens on line and ask volunteers to hang them. The cost of the on-line screens ranges from a low of \$1,424 to a high of \$1,995. Shipping is not included.
8. As it is moving into an AZ summer, aeration at Lake 4 and the placement of a water feature on Lake 3 will become priorities. This will require the cooperation of APS, Hatfield Electric and our maintenance group.
9. When I arrive each morning, I visit and inspect the Rec Center, Yacht Club and one of the other pools. I try to visit one of the lakes each day, and have started an inspection of lakes with the Lake's Chairman Tim Willem.
10. We recently had a mosquito expert from Maricopa County hang a mosquito trap on a tree at Lake 9. The MC expert assures me that between the wind across the lake, the aeration on the lake and the fish in the lake; it is highly unlikely that mosquito's larvae will hatch. If you see mosquito's around your lake property it is likely that they are hatching in standing water. Please remember to dump out any source of standing water.
11. The horseshoe players had requested an awning be purchased and installed at the West end of the horseshoe pits, that request has been denied.
12. I want to thank the Board and many residents who have been helpful and understanding while we have been extremely short-handed in the Management Office. We have interviewed two candidates for the position of Activities Director, and have one more to go. The Board will interview the selected candidates and then we will make a decision.