

Manager's Report

February 9, 2008

1. The problem with the Yacht Club Spa has been resolved and it is heated and useable. As a reminder, the Yacht Club pool is heated and may be used by adults and children. The Rec Center Pool and Spa are both heated, but off-limits to children.
2. The Men's Room work has been completed. The ceiling areas that were opened for inspection have been repaired and re-painted, and the room may be used. In addition, we had the Grout Doctor come in last Saturday and clean the tile, and re-grout the floor tiles.
3. Work on the Steam Room has been completed. An independent analysis was made for the presence of mold, and none was found. Instead of redoing the hanging ceiling, which had been taken down, beams were placed from wall to wall, and new tile was cemented into place. A new light fixture is on order and should be up by Wednesday of next week. Once this is completed, Grout Doctor will clean and re-grout where necessary.
4. In those areas around the control boxes on Lakes 2 and 7, the sod has been removed, irrigation shut off, curbing placed around the area, and stone has replaced the sod. This was done for two reasons, first around Lake 7, the irrigation water kept hitting the electrical control pedestal, which contained GFCI circuitry, thereby shutting down the fountain. Second, at Lake 2, the irrigation water had rusted the control pedestal and the postal boxes.
5. We continue to work closely with the Area Manager, Russ Warner for CareScape, and as usual, we are focused on irrigation problems and on any landscaping situation that represents a hazard to residents.
6. As I reported last month, breakdowns of our exercise equipment continue to be a problem. We are going to look at the possibility of a yearly contract with Advantage Fitness the people who repair our equipment.
7. There continue to be cases of vandalism, especially in the outdoor bathrooms at the Rec Center and the Yacht Club. We ask that all residents be vigilant and help us all to protect the Ventana Lakes Property.
8. We are awaiting the quotes from three companies regarding their cost to do an audit. I had hoped to have them available for this meeting, but only one has arrived.
9. We are soliciting bids to repair and paint the Lake 2 fence, as well as the ceramic and craft interiors.
10. We have a roof leak problem at the Rec Center. Lyon's roofing has inspected the tiled area of the roof and determined that the sub roofing has deteriorated and is causing water to run into the exercise room when it rains. Due to their work load, they were not able to get to the problem. They will be out on Monday and Tuesday to do the repair.

Operational Issues:

1. On Lakes 2 & 7, there are pedestals and control boxes that contain electrical equipment and irrigation and motor/pump controls. The area in question is surrounded by grass, and when the irrigation system starts, it has been spraying the pedestals. The result has been significant rusting of the pedestals and control boxes, in addition to popping breakers and triggering GFCI's. We have asked CareScape to quote on removing the grass, turning off the irrigation and replacing the sod with granite. The cost for this action on Lakes 2 & 7 as quoted by CareScape is \$2,577.64. In addition, CareScape has quoted \$1,989.60 to remove and replace the pedestal and control box on Lake 2. It is Management's opinion that the Board should consider these necessary repairs.
2. We have 2 quotes on insurance for the Association, which are being considered at this time. We are also awaiting a third quote on our insurance needs. We will re-negotiate some of the policies and be ready to place our insurance before the February 1st due date.