

Manager's Report

June 18, 2008

1. We have again, experienced a problem with the treadmills in the Exercise Room. The cost to repair was \$2,859. The company doing the repair will warrant the materials for one year and the labor for one month.
2. Painting of the fence around Lake 2 will be delayed, while we replace the irrigation emitters with ones that do not spray water on the fence. Once this work is completed, we will begin the painting of the fence. Advanced Painting and Contracting, the successful bidder to paint the fence around Lake 2 will submit a timing plan for painting the fence.
3. Other Lake 2 information – the landscapers will start aerating and seeding around the lake late next week, unless the weather prohibits the work.
4. We have begun an inspection of all common area sidewalks in the community. The aim of the inspection is to mark sidewalks that need repair or replacement, where the sidewalk represents a hazard to residents. Work has been completed around Lake 9, and around Lake 8. I have inspected the walkway around Lakes 3, 4, 5 and 6, and have marked those areas that need attention. Our goal is to have all common area walkways inspected and where necessary, repaired by the end of June.
5. A recent inspection of the Rec Center and Yacht Club pools and spas was completed by Maricopa County Environmental Health Department. They found the chlorine level down in the R/C spa and closed us down for 24 hours. Our pool people added chlorine and we were able to re-open the day after being closed. The other problem is the lack of a certain type of “lock” for the pool cleaning vacuum system. We are working with our pool company to develop a fix for this problem.
6. All heaters on all the pools have been shut down. Heaters for the spas will continue to be run. We are replacing the heater at the Coves spa, as the old one burned out.

Operational Matters:

1. Office hours – Over the past 5 weeks, we have had no resident visits to the Management Office, on Thursday evenings. We propose the following; we will be available to any resident beyond our 4:00 pm closing time at the resident's request. This will be in force every work day, and we will phase out the Thursday closing. If this is acceptable to the residents and the Board, we will publish the new policy in the newsletter, on the “A” frames and on our front door.
2. Kitchen quotes – As you know, we have been struggling with the kitchen remodeling, having received bids for the work that were unacceptable. In early June we sent out 6 RFQ's with a bid closing date of July 2-4. To date, only one of the parties invited to bid has

responded. We hope to have additional bids ready for the Board's review before the July meeting.

3. Tile removal and repair – We sent out 4 RFQ's for this work. To date we have received one response, that from the company that has done additional tile work here in VL. Their quote is for \$1,470 to repair, reseal, re-caulk and grout the 100 linear feet of the pool. In a separate communication this bidder has suggested completely removing the tile and repairing the concrete. It is my recommendation that you table this item until the next Board Meeting. This will give us time to have the bidder meet with Management and the Board.