

Manager's Report September 13, 2008

1. The remodel of the kitchen is in its final stages. When completed, it will be eligible for a Class 3 license from the Maricopa Environmental Health Department (MEHD). Because of the timing uncertainty of the MEHD inspection, it is difficult to set a firm date on the opening of the kitchen.
2. We have had a number of dead ducks in the lakes. Other than old age (and ducks do die), the primary reason for the deaths is the feeding bread to the ducks. Bread is a poison for ducks, causing a kind of botulism in their intestinal tract. The CC&Rs are clear regarding the feeding of any kind of wildlife – please don't do it.
3. We have had another breakdown of a piece of exercise equipment at the Rec Center. It will be repaired this week.
4. Ventana Lakes was buffeted by two separate monsoon storms, one on the 29th of August, and another on the 31st. There was extensive damage to community trees; some were knocked down by the storm, others had branches torn off. Our landscapers have caught up with the work from these storms and if the weather holds, we should be O.K. on any additional damage.
5. We have had a spate of irrigation leaks. When they are reported to the MO, we check them out, flag them, and then issue a work order for their repair. We will, undoubtedly continue to have this problem, as the system of piping is 20+ years old. Eventually we will catch up and be able to concentrate on landscaping issues other than irrigation.
6. The Y/C portico repair has been completed, and the re-painting of the portico was completed yesterday. There was extensive internal damage to the portico, all of which was documented by digital photography. Though we received a check from the bus company's insurance carrier, we did not cash the check, as in the opinion of the Board and our attorney, the settlement was far less than the cost of the repair. All final bills and the documented evidence of repair will be sent to the insurance company with copies to the Boards and to the Association's attorneys.
7. The tear in the carpet of the Card Room, was repaired at a cost of \$____. The carpet was cleaned on Wednesday, at a cost of \$140.00.
8. The Shores area has been aerated, re-seeded and had sod placed where appropriate. Painting of the lake fence at the Shores will commence at the end of September. This timing will give the grass an opportunity to grow up and be anchored before painting takes place. CareScape has used a combination of Bermuda and Fescue grasses to provide a longer growing term into the fall. After all work has been completed, Shore's residents who have fences will receive an invoice for their share of the welding and painting.

9. We have recently had a red algae problem on Lake 8, especially in the finger along Cimarron, where the algae had begun to move into the body of the lake from that finger. Water Resources has treated the area, with the result that 90% of the algae had been cleared. The finger and adjacent areas have been treated again, to kill the remaining 10%.
10. What had been a coyote problem seems to have dissipated. It has been more than 2 weeks since the last reported sighting. However, please be alert and if you let a small dog out in your backyard, it would be wise to stay out with the dog.
11. You will notice that the area around the Verizon Tower has been covered with stone, to match the rest of the area. The original plan called for the placement of irrigation lines and the laying of sod or seeding. While we were waiting for a decision from Verizon, we noticed that a “cherry picker” had been driven across the area in question to service the tower. It was obvious that sod or seed would soon be destroyed when the tower needed service, so we opted to cover the area in stone. Our thanks to Verizon for their cooperation, and for their generosity.

Operational Matters:

1. RFQ 08-09 IT Maintenance Contract and RFQ 08-08 Fitness Equipment Contract bids have been returned. The Board has received the bids and an analysis of the comparison of each bid

RFQ 08-08 Six RFQ’s went out, and two were returned. The bidders are AAA Equipment Repair Incorporated, \$1,020 and Advantage Fitness Products (our current repair service) \$1,508. Both bids called for 4 visits/year, and each bid was limited to Test & Inspect. All repair work and parts would be outside the scope of the contract.

RFQ 08-09 Seven RFQ’s went out and three were returned. The bidders are Chuck Schumm, Beemer Technologies, IT Total Solutions (our current IT company).

Chuck Schumm - \$45/visit

Beemer Technologies	Basic: \$1,200.00/year 1 hour remote and 1 hour on-site visits/month Bronze: \$2,800.00/year 2 hours remote and 2 hours on-site visits/month
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IT Total Solutions	\$1200/year. 1 hour remote or on-site visits/month
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All quotations are for service calls, hardware and software are extra.

Chuck Schumm did not quote a yearly contract