

Manager's Report November 19, 2008

1. We replaced the fountain motor on the Lake 2 fountain at a cost of \$1,027.94.
2. The lakes remain in good shape. We have applied for the annual permit from the AZ Game & Fish to stock the lakes with Amur River Carp. We will put approximately 130 carp in the 9 lakes at an approximate cost of \$1,000. The auto fill valve on Lake 9 is not functioning properly. We have one quote for \$737.50 from one vendor and \$402.50 from the second vendor. As the second vendor is our selected lakes maintenance company, we will take their quote.
3. Painting on Lake 2 continues. The painters are using an electrostatic system to paint, which gives "wrap around" coverage. As they paint a section, CareScape is over seeding and watering, except that they have had several main line breaks which means that the water has to be turned off for 48 hours for pipe glue to set.
4. We have replaced a motor at the R/C pool; a motor at the Y/C Spa; a heater diagnostic and pressure switch at the Y/C spa, two sand filter changes at the North Park Pool. We have also replaced the thermal limit switch on the R/C sauna.
5. We have spent \$357 to have the Y/C ice machine serviced. The company servicing the machine tells us that they cannot guarantee how much longer the machine will operate due to age and neglect. We are looking into the cost of a new machine, and will report on this at the next Board Meeting.
6. We continue to be plagued with irrigation leaks on the property. If you see a leak, either call the Management Office and leave a message on line 13, or call the pager number, 623-465-3478. This will connect you to the pager, and allow us to alert the landscaper. The landscapers do no repair on the weekends or holidays, but will come in and shut off the water, and the repair will be made the first business day.
7. If you are aware of a swimming pool, that is not being serviced either in an occupied or unoccupied home, please report it to the Management Office. We then contact Maricopa County Vector Control Department, they send in an inspector and treat the pool to prevent mosquito larva from hatching. We also keep a log of these reports.
8. The Board accepted the bid from Central paving to cold seal and stripe the Management Office parking lot. This will begin within the next two weeks, depending on the availability of Central paving. The cost for this is \$1,650. The parking lot will be closed for 5 days.

Operational Matters:

1. Insurance Bids: Travelers - \$19,193; State Farm (Campbell) - \$11,007; State Farm (Hintz) - \$14,999; Mahoney Group - \$17,264
2. Amended bid for the pool/spa drain covers and the SVR system:
 - a. SVR Systems - 5 ea. SVR systems* = \$10,618.70

* Includes all permits, drains, taxes and diver services