

Manager's Report February 17, 2010

1. Four (4) trees on common property, and one (1) on private property came down as a result of the storm in late January. All were removed. One of the common area trees took out a length of open fence on Lake 9; this was replaced.
2. The portico at the R/C, near the pool, has been leaking due to tile roof problems. The mold remediation company, AM/PM came in and inspected the area under the paneling, and determined there was no mold. ARCH Construction was in on Monday, February 1, and assessed the damage and gave us a quote for repairs, which has been given to the Board for their review and decision.
3. In late January we were informed by Water Resources that the vault on Lake 8 had 18" of standing water in the vault, from the two day storm. We were informed that the vault sump pump had failed, as the storm blew out the 100V line. In addition, the transformer was also blown. WR will assess and do the repairs. As of this writing, the repairs are 90% done.
4. The supports for the solar array at the Yacht Club have been re-poured and the array re-erected. The final inspection will be made next week.
5. If you have holiday lights up, please remove them, as the CC&Rs say they must be removed 15 days after Christmas, and it is now February.
6. The fire suppression unit in the kitchen has been changed out, and all that remains is to install a new micro switch and complete the electrical hook-up. Once this is accomplished, we will be re-inspected on March 2.
7. We have had the usual problems with lights, pumps and compressors at all of the pools. Fortunately, these were able to be handled by our pool man, rather than a more expensive pool specialist.
8. The initial data for the Reserve Study has gone out, and we await the date that the work will begin. We realized a saving of nearly \$3,000 over the initial accepted quote, as the bidder has done previous studies here at VL and has all necessary measurements for the study.
9. We have contacted AAA Gutters to come out and give us a quote on replacing the existing gutters on the R/C portico with new wrap-around gutters. Once we have gotten a preliminary quote, we will do an RFP to at least four gutter companies.