

## SBS HOA President's Report September 2011 – August 2012

### Accomplishments

1. Finished sidewalk, step and patio painting, repairs and resurfacing with non-slick surface. Currently negotiating with Summit Sealants to finish and repair some areas.
2. Entire mall, interior stairwell walls, door lobbies and floors and all hallways leading to/from mall have been painted
3. Repaired 8-10 water damaged unit's drywall and painted the repaired areas... mainly on 2<sup>nd</sup> floor. This damage probably occurred due to condensation build up inside the upper pitched roof. 15-20 vents were added 2 years ago and this prevents the condensation build up.
4. New boiler (replacing 35 year old boiler) brought online. New boiler is about 85-90% efficiency so is about 2.5 times the efficiency of the original boiler
5. New 3 phased water heating system online that heats water using the new boiler
6. Added carpeting between units 304 and 305
7. Remodeled the mall bathrooms with 12x12 ceramic tile (two colors for wall and floor), removed old sink vanity and replaced with pedestal sinks, painted stall dividers to match tile new mirrors and new lights installed, new garbage cans and new paper towel dispensers
8. Purchased two new luggage carts
9. Unoccupied commercial space between Tuckers Tavern and liquor store (old t-shirt shop) cleaned out with volunteer homeowner and commercial tenant help. Several boxes of trash, debris carted off to dumpster as well as miscellaneous equipment, furniture and general "junk".
10. Two of the four activity pamphlet racks removed from mall walls
11. New, brighter LED lights installed in garage
12. New, brighter LED lights installed in elevator lobbies in basement, 1<sup>st</sup> and 2<sup>nd</sup> levels
13. Replaced several damage wooden timbers from 3 of the landscaped areas around the building
14. Demolished the large sandbox on west patio (old day care) and moved sand to left of that area (base of west steps). Installed landscape timbers along the sidewalk, added mulch and planted shrubs and some annuals
15. Garbage, junk, old equipment and old carpet removed from Tuckers unused deck
16. In March 2012 Fall Line was notified they were on a 45 day probation period due to a lack of management of SBS, declining day to day upkeep and cleaning, commercial tenant and homeowner concerns, obvious items requiring Fall Line's attention that went unnoticed and Fall Line spending less time at Copper than what the job requires. Since that probation period Fall Line and staff have increased their presence, overall building management has improved, they have

initiated or suggested projects for the betterment of the building and daily cleaning and maintenance tasks are occurring.

17. 3x3 concrete pad added at liquor store entrance to prevent mulch and debris from coming in to store
18. Board negotiated delinquent dues payment for a SBS unit of over \$14,000 thus eliminating foreclosure proceedings

### **Open items**

1. Gutter system to divert roof runoff and ice buildup from right of Copper Vacations will be installed over their roof and in to pit at bottom of center stairs. This should prevent ice build-up on the shaded sidewalk next to the green power transformers.
2. New exterior signage lights along entire south side of building being considered so that commercial space owners have better lighting for their signs; quotes being worked
3. Replacement of laundry room floor with 12x12 tile; quotes being worked
4. Vanity style sink in laundry room will be replaced with a stainless steel mop sink. This will be done during the laundry room tile installation. Note: HOA meeting notes from 8/31 state a potential tenant would cover this cost but that tenant has since backed out of leasing commercial space in SBS.
5. Replacement of garage elevator lobby tile floor with 12x12 tile including replacement of 3 foot carpeted wall with 12x12 tile (2 colors total); quotes being worked
6. New hot water system continues to cause fluctuating hot/cold water and delayed problems hot water problems during high usage. Does not appear to occur for all units and does seem to occur during summer Boiler/hot water system installer has been brought in troubleshoot though nothing has been resolved yet.
7. Many of the exterior mall doors close too fast and/or stick to its twin door or to the frame. Some may need new weather stripping; quotes being worked. Other doors to be repaired are the garage level door in to the "pit", sauna door and Team Summit's west facing door.
8. Some of the sidewalk and plaza concrete repair work is already peeling and showing signs of wear after < 12 months. Fall Line is working with Summit Sealants for warranty related repair work. The HOA is withholding final payment pending this work.
9. New spigot will be added in the boiler room by Fall Line so that filling the hot tub via a garden hose does not add 115 degree water.
10. Some of the building's flat roofs have leaks and will need repairs in 2013
11. Painting of all wooden sidewalk decking with a more durable non-slip product
12. A few recently painted surfaces already require scrapping and re-painting, primarily the wood railings along the 1<sup>st</sup> and 2<sup>nd</sup> floor sidewalks.
13. Some wood fireplaces still need repair/replacement. Will be coordinating with the Copper fire department as to how to proceed for non-compliant homeowners.

14. Storage room next to garage space 208 has rules posted on the door so please label any items you have stored there. Unlabeled items will be removed before the start of ski season.
15. There are some older bikes on the garage bike rack that appear to be abandoned. Please label your bike and/or let the board or Jody know if a bike belongs to you. If not claimed they will be removed and donated to a Summit County charity before the start of ski season.
16. Elevator lobby floors on 1<sup>st</sup> and 2<sup>nd</sup> level will be painted...same color as current
17. Replace existing hot tub with a commercial grade hot tub; probably in 2013
18. Some of the exterior stairwell landing walls needs replacement or reinforcement due to structural integrity problems. Three walls had this type of work done in 2011 and have proven to be reliable since.

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