

SBS HOA President Report

January – December 2015

Projects completed

1. Roof over units 206 – 208 completely removed and replaced; power vents installed to reduce/eliminate condensation that created leaks
2. During roof replacement it was discovered that little to no insulation existed above 206-208 so heavy insulation was added.
3. SBS HOA rules, regulations and policies reviewed and updated to meet CCIOA (Colorado Common Interest Ownership Act) guidelines as well as general SBS needs
4. SBS HOA bylaws reviewed and updated to meet CIOAA guidelines as well as general SBS needs.
5. Worked with Resort Internet's business development manager on new contract for new fiber optic to increase broadband speeds and provide additional HD TV channels. (similar upgrades occurred resort-wide)
6. All existing gutters and downspouts removed. New, larger/wider gutters and downspouts installed with some re-routing and new areas added.
7. Commercial grade heat tape installed on north facing roof edges, inside gutters and downspouts and around some flat roof drains. Due to the existing sub-standard electrical supply, six breakers had to be upgraded to support the improved heat tape.
8. Reviewed flooring options for 1st and 2nd floor elevator lobbies. Decided on an indoor/outdoor carpet to eliminate slippery surfaces and unsightly dirt/mud.
9. 1st and 2nd elevator lobby walls painted to match other lobby walls
10. Dealt with 3 or 4 leaks from homeowner's units or roof leaks in to either other residential units or commercial areas.
11. Due to excessive mall bathroom usage, mostly from Chapel Lot patrons, an outdoor portable toilet was considered. Copper base operations approved placing one at the west end of the Chapel lot. However, the bids received were higher than its value so decided to monitor bathroom use. As an alternative, "no public bathroom" signs were placed at east and west entrances.
12. Approved \$19k for elevator's power unit replacement. If work must be performed during winter season it will occur mid-week.
13. Weekly, sometimes daily, conversations, texts and/or emails with Nate Smith regarding large projects, tenant and guest concerns, cleaning needs, snow removal concerns and general status updates.

Future or potential projects:

Center and "Salsa" stairwells: independent code consultation (for Summit County codes), reinforcement, repair or demolition / rebuild.

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