

## SBS HOA President Report January – December 2017

### **Projects, tasks and accomplishments**

1. Hot water in “east side” units (201-204, 101-104) had very delayed hot water to hot water fixtures. After weeks of troubleshooting above some nasty ceilings, including hours of volunteer time plus required paid plumbing time, the problem was corrected via 3 new cross over shower valves and a new recirculation connection.
2. Combination of roof drains and washing machine waste water frequently backed up some garage floor drains thus flooding boiler room and large area outside boiler room with smelly gray water about 1 or 2 times per day. Temp pumps and hoses used about 2 weeks until washing machine drains re-routed to sewage lines.
3. Replaced all wooden walkways with 2x6 treated wood and wooden walkway support beams (glue lams) sanded and re-painted. (\$27,258) This work was required by Summit County building department.
4. Mall entry floors painted (excluding the west mall entry because of rubber flooring)
5. Washing machines and dryers replaced with front loading style machines
6. A-lift Pizza patio sealed to match adjacent main patio. (funded by H&D)
7. Heavy duty, high quality anti-skid latex American Safety material applied to NW stairs (aka Salsa stairs), center stairs, both street level landings and pit. (\$19,158)
8. Replaced damaged, rusted, bent metal siding sections with wooden T111 siding then painted to match. Majority of these sections were around stairwells. (~\$5,500)
9. Chapel and west stairwell railings reinforced with heavy duty angle iron to prevent those railings from failing. (\$40,320)
10. Changed insurance to American Family Insurance after Farmers Insurance raised rates by \$1,919 per year. This 2<sup>nd</sup> insurance provider change in 2 years saved the HOA \$8,000 per year. (saved \$10,000 when moved to Farmers in 2016)

### **Future or potential projects:**

1. Replace personal deck wooden railing tops with “Trex” type product (\$9,000)
2. During summer months employee units heat up to 80F when hot tub is on / heating. Fix needed (via new pump?) because renters and owners want hot tub in summer.
3. Two dry boxes in parking lot are full of sediment so need to re-route garage floor drains up and out to parking lot via below garage floor sump pumps.
4. Research re-routing current gutter and downspouts from Copper Vacations roof so that water does not drain in to the center stairwell “pit”.
5. Prevent stairwell walls and ceilings from peeling and flaking. (cosmetic only) Have a \$90,000 bid for the 4 stairwells from Infinite Protective to remove all paint and stucco then apply thick colored liner product.
6. Apply wood sealer (Penofin product) to all wooden walkways
7. Identify and replace additional metal siding sections with T111 wood siding.
8. Apply heavy duty, high quality anti-skid latex American Safety material to west stairwell and if needed Chapel stairwell, as well as concrete walkways on Level 2. .

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