

SBS HOA President Report
January – December 2018
Submitted January 26, 2019

Projects, tasks and accomplishments

1. Garage drains were backing up during and after rains so had to excavate in and around the two planter boxes located both sides of the garage door where the PVC pipes exited the garage wall. The two PVC pipes drained below ground level in to the soil so replaced the soil with 6-7' of medium sized rocks for a dry box type "system". A buried manhole lid on top of a 6-8' concrete sleeve was also found. It provided access to a water/dirt separator and contained several inches of hardened sludge, dirt and sand. PSI was contracted to pump the separator out. Gravel and small stones were positioned around the manhole lid so well marked for future clean out. (~\$21,000)
IMPORTANT: the separator should be cleaned out every 2-3 years.
2. 3' wide x 6" deep x 40' long valley/trench constructed in front of the garage door so that water from west side of parking lot does not drain down in to garage. (\$5,500)
3. Apply wood sealer (Penofin product) to all wooden walkways (~\$500)
4. Personal deck wooden railing tops replaced with "Trex" type product (~\$9,500)
5. Majority of walkway handrails sanded and painted (\$1,520)
6. Heavy duty, high quality anti-skid latex American Safety material applied to west and Chapel lot stairwells. (\$9,600)
7. Several hot tub parts including plumbing, filter, valves, and meters had to be replaced so that hot tub met updated sand filter state health code standards. (\$5,865)
8. Wooden "bench" outside A-lift Pizza was old, splintered and a summer hangout for many. Additionally, trash, cans and cigarettes accumulated down and at bottom of the pit that the boilers use for outside air. Bench replaced with Trex decking at sidewalk level and chicken wire type fencing installed where the bench and 2x4s use to be. (\$1,350)
9. All "inside" walkway siding painted so consistent color and look. Several lower rusted sections replaced with heavy gauge metal. A few damaged wooden corner pieces replaced with heavy gauge metal corners. (\$18,000)
10. Garage door was damaged by a large trailer being pulled in to garage. Board members spent several hours researching the driver, renters, responsible homeowner, insurance, etc. In the end the driver's insurance paid for the garage door replacement cost. (\$2,900)
11. Purchased a slightly used (225 hours) Bobcat from Bobcat of the Rockies for \$37,764 that included an ice scraper attachment. Previous Bobcat was decades old had 13,000+ hours and the motor had blown. Received \$1,000 trade in for it.
12. Signed a contract with CenterPoint Energy (natural gas supplier) so that the HOA is locked in for \$2.75 / MMBtu for 12 months ending 8/1/2019.

13. Researched and obtained prices to replace all Federal Pacific breakers located in at least 25 condos. This would be a homeowner expense and may be required due to building insurance requirements. (\$3,200, plus minor dry wall work, per unit.)
14. Researched and obtained prices to install smoke and Co2 combination detectors in each bedroom and living area. (3 per condo) Batteries would then be checked at least once per month, replaced every 6 months and each inspection and battery replacement logged by property management staff. This would be a HOA expense and may be required due to building insurance requirements. (labor and materials ~\$200 per unit plus additional property management costs for maintaining logs)

Future or potential projects:

1. Replace or scrape off old and peeling stucco on inside of all stairwells down to concrete; leave bare concrete or paint the concrete similar color as steps
2. Outside heating pad to melt snow storage
3. Upgrade stairwell lights to LED to replace very old lights that are rusted and corroded
4. New carpet in mall area
5. Install eight additional security cameras around front and back of property
6. Repaint entire garage including stripes and unit numbers
7. Traction coating on all the walkways. (same as stairwells)
8. Research more modern or updated colors for building
9. Look into upgrading pressure of heating system
10. Automated monitoring system for hot tub
11. Resurface parking lot and patch holes
12. Place sanding stations at back sidewalks for sanding the sidewalks

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