

SBS HOA President's Report September 2012 – August 2013

SBS HOA Board Accomplishments

1. Laundry room re-tiled with 12x12 tiles. Large stainless steel mop sink installed.
2. New gutter and roof heat tape installed on roof above Copper Vacation's front door. New downspout installed to right of same roof. Both eliminated the significant ice buildup that had been occurring in that area for years.
3. Inconsistent or no domestic hot water continued to occur during winter months and in to May/June 2013. Multiple plumbers and contractors were brought in offer suggestions and/or correct. Board members (and a spouse) spent 10s of hours researching, capturing data, adjusting and tweaking the DHW system. Homeowners were polled on their DHW's reliability. DHW pumps and recirculation pumps were replaced. 8-10 shut off valves, located throughout the building's walls, were replaced to increase DHW flow. As of late August 2013 the DHW's flow and consistency seems to be functioning as expected. Finally.
4. Fall Line Property Management was placed on probation in early January 2013 due to a multitude of performance issues, lack of follow-up on several maintenance and inspection items, little to no presence around SBS, contractual items not being addressed, etc. Per the contract, Fall Line was given 30 days to make necessary corrections.
5. On February 7, 2013, Fall Line Property Management was notified that the HOA board would not renew their contract expiring March 31, 2013.
6. During February and March obtained quotes from other property management companies, interviewing those companies and after checking references, the HOA board hired Avalanche Property Management effective April 1, 2013.
7. Main floor pump (used for heating building) replaced with a much more efficient floor pump.
8. HOA's manager unit # 211 remodeled with new kitchen cabinets, counter tops, appliances, carpet, tile, interior doors, light fixtures, vanity and tub, drywall repairs, walls and ceiling painted, re-positioned two doors for better room use and a new sliding glass door. The unit had not had any improvements or remodeling for many years, had significant wear and tear, wall damage, carpet was worn and contained very old cabinets and appliances.
9. Several exterior LED sign lights and LED "flood" lights were installed on south (creek) side of building. Old fluorescent lights removed. Much improved brightness for visibility of commercial tenants and general visibility at west side double doors.
10. All commercial and residential units re-keyed to a new master key system for security concerns, property management emergency access and to comply with Copper Mountain Fire Department's requirement.
11. Purchased a new luggage cart
12. Interior and exterior mall windows cleaned
13. Elevator lobby floors on 1st and 2nd level painted

14. New PVC pipe and hot/cold mixing valve added in the boiler room for more efficient hot tub filling
15. West side double door set (by bridge) and 3 single doors (by bathrooms, lower center stairs/"pit" and lower mall exit) were replaced. All other mall doors had new closers installed or existing ones adjusted if possible.

Open items

1. Replacement of garage and mall elevator lobby tile floors with 24x24 tile and replacement of the 3 foot carpeted walls with 12x24 tile (2 colors total). Contractor selected and deposit made....work should start early September 2013.
2. Some of the building's flat roofs have leaks and will need repairs in 2014
3. Roof over units 201 – 204 may require new shingles, heat tape and power attic vents to eliminate condensation buildup and subsequent leaks.
4. Painting of all wooden sidewalk decking with a more durable non-slip product
5. A few wood railings along the 1st and 2nd floor sidewalks will require scrapping and re-painting.
6. Replace existing hot tub with a commercial grade hot tub; probably in 2014
7. 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. Currently reviewing architecture drawings and design options.
8. Copper Mountain Fire Department requires an emergency exit out of the garage and then off the first landing of the east stairs down to the SBS parking lot. (aka stairs to nowhere) Contractor has been selected and work should start early September 2013.

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