

SBS HOA President Report January – December 2016

Projects, tasks and accomplishments

1. Roof over ski shop completely removed and replaced. (\$33,250)
2. Two “I70” side roofs over A-lift Pizza storage area and Team Summit offices completely removed and replaced (\$48,000)
3. New dry sauna door installed
4. All exterior wooden railing tops sanded, grinded, primed and painted. (performed by Avalanche)
5. Roof drain over unit D103 (old liquor store) backed up, froze then leaked inside the unit so new drain installed to redirect water towards west stairs
6. Garage drains back up during large rain storms so they were hydro-jetted to clear. Note: garage drains may require associated water “storage” boxes are dug out and cleaned
7. Hot water in “east side” units (201-204, 101-104) very delayed to faucets...research and troubleshooting followed. Requires additional research and perhaps plumbing during low occupancy times.
8. Center and NW (aka Salsa) stairwell railings reinforced to prevent those railings failing. Stairwell walls painted to match existing paint. (\$70,000)
9. Per structural engineering study, along walkways and stairwells exposed rebar grinded and treated for rust, concrete and stucco filled/patched to prevent water infiltration then painted. (\$17,850)
10. Per structural engineering study, large patio area outside ski shop sealed. (\$19,000)
11. Untold hours for meetings and emails, architect and engineer studies and recommendation reviews, one-on-one conversations, site visits, design plan reviews, bid reviews, etc for items 8, 9 and 10 above.
12. Bollards (posts) installed at southern edge of same patio to prevent vehicle and heavy machine traffic
13. Elevator’s power unit replaced (\$20,000)
14. Minor modifications to existing Avalanche management contract for 2016 and beyond
15. Negotiated with Farmers Insurance to reduce premium by \$10,000 per year
16. Negotiated a “A-lift Pizza” patio lease agreement with H&D

Future or potential projects:

West and Chapel lot stairwells reinforced (similar to other stairwells)
Replace 1st and 2nd floor wooden walkways (Trex or “soft” metal)
Mall entry floor painting (not the tile or rubber flooring)
Concrete walkways, stairs and stairwell landing sealing
Personal deck wooden railing tops sanded, grinded, primed and painted
Strip and paint under wooden walkways (unless wooden planks are replaced)

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