

8-15-2015

Property Maintenance Report  
Eagles Landing Condominium Association

Quarterly Report  
May – July 2015

Accrued hours last quarter	230
May hours accrued	69
June hours accrued	91
July hours accrued	98
Total hours/quarter	<hr/> 258
Number of requests	41

The major projects for this quarter were the completion of the A- 4 for a roof leak. No reappearance of the dreaded leak for the proceeding months. I believe that A-6 has replaced the carpet over the membrane, although I have not been informed by the owner at this time of this. The second main project was the replacement of the stairs for C-5. We did run into a problem of the deck being rotted out and had to replace part of the deck along with the stairs; this did result in a cost overrun of the original bid for this project. The project only has the carpeting to be completed, as of today I have requested completion by week end, or forfeiture of deposit. If we don't use the carpet I will replace with rubber tiles as Matt suggested.

I have spent many hours acting as a referee between C-DOT and the Town about the flooding of the C-3 crawl space. The excess water on S Saint Vrain flowed directly into the crawl space of this unit. I am happy to report that C-DOT will replace the roadway next year, until then they will redirect the flow down the ELCA driveway onto the golf course. This will be at their cost.

We will need to face the cost of the two remaining units that have shake roofs in the near future. The first indications of failure are beginning to show in turned up shakes and sporadic dampness. I believe that you already have bids for this. I would like to consider re painting the units on a rotating basis, but until then we need to repaint stairs as they show excessive deterioration, many do now. At least two sets of stairs need to be replaced next year; some steps should be done now.

The greatest challenge this past quarter has been the hiring of Contractors for projects. Lawn care and Landscaping have been the worse and are being worked on now for next year. I would recommend we get a new company in to do the landscaping the lawn and the trimming of the flower beds and trees, the problem being that we will have to pay through the nose.

Please see following issues for repair;

- Gutter cleaning and repair before winter

- Stairway replacement, repair
- Painting of all stairways
- Sidewalk repair, to include surrounding area
- Roof replacement for two buildings
- Repair of siding
- General painting
- Tree maintenance
- Up date flower areas

These are the areas I see as important and need to be addressed in order of importance.

Thank You

Joel.