

Silver Queen West Condominiums
Manager's Report for 02/09/2013

Vehicles

Both the truck and backhoe are running well. A new snowblade for the backhoe is \$6k, and I **haven't found used one yet**, so the 1978 truck continues to be the backup plow vehicle.

Boilers & Water Heaters

All mechanical systems are working well. I replaced the pressure relief valve on one of D boilers that kept misfiring and shutting down. The relief valve was going off before the preset limit, causing false readings in the low water cutoff control. **It's been running fine** since then.

A side note is that the shutdowns were occurring during a cold snap and over the holidays, and the three other boilers were able to carry the extra load without issue.

The heat systems have been running at 180 degrees all winter and I adjust the pump speeds up and down with the weather to reduce energy usage. Lack of heat in the top **floor end units hasn't been an issue so far this year, but I do have to run the pump at a high speed to achieve this, especially when cold temps are accompanied by winds.**

There was a frozen heat pipe in one studio unit during a -20 degree cold snap. It was reported quickly and thawed without incident. The cause was air blowing in at the patio door, directly onto the corner of a baseboard heater. The problem was addressed by **removing 2' of aluminum fins from heater tube and installing pipe insulation.**

Buildings

A leak at bathroom ceiling was reported by 7316 D owner. Using a snake camera I found a cracked cast iron drain fitting located below floor level (between floor joists) for 7326 bathroom vanity sink. Repairs required cutting into bathroom ceiling of 7316, the patch was **left unfinished at owner's request while he remodels the bathroom. I'll coordinate final repairs with the unit owner at later date.**

A leak reported by 7016 A owner turned out to be from a toilet wax ring in 7026, and possibly from the perimeter of tile floor that was left un-caulked during a remodel. I caulked the perimeter of the tile floor and replaced the wax ring to take care of the problem.

The new sewer main in Bldg. B is working great and it's the first time in years we haven't experienced a backup or had to pay for line maintenance. I'm monitoring the line at Bldg. A, which has been a less of a problem, and have had no backup issues yet.

Buildings; Renovation related

The main Comcast cable for Bldgs. C & D runs adjacent to the studio concrete and will be an issue during concrete replacement. The proposal to reroute the Comcast cable from the pedestal at the detention pond at Bldg. C to Bldg. D meter room via the crawlspaces has not been received yet, but I hope to have an answer by Saturday. Since we are good customers with a long-term contract, there is a chance they might do it similar to the unit cable upgrade; with no cost to the HOA. The contractor was just out last week so I wanted to give the Comcast people a little time to discuss that option before contacting them.

CenturyLink proposal to remove overhead phone lines/pull new underground at A & C:

Labor: \$12,468.57

Materials: \$ 1,190.55

Total cost: \$13,659.12

Please see email attachment for details.

Gas Line proposals:

Colorado Comfort

The cost to pipe natural gas to 84 fireplace locations \$55,860.00

Permit fee and inspection \$450.00

Total \$56,310.00

Please see email attachment for details.

Summit Heating

Per building \$ 14,750.00

Total.....\$ 59,000.00

Please see email attachment for details.

Garages

Electrical: I replaced the old ceiling light fixture in garage A-8 to one with an outlet for the garage door opener. I also asked the owner use a different 15amp circuit in the garage for his other electrical needs. Repairs in the other garages that have minor electrical issues will continue now that the weather is warming up.

This past fall, the bottom panel of one of the garage doors suffered vehicle damage. While trying to get service from the company that sold them to us I found out that the door style has been discontinued. This makes panel replacement difficult and costly, with very long wait times for the new panels.

With this in mind, and also the risk of losing the consistency of the garage doors, I ordered two complete doors (one of each pattern, A/B is different than C/D) of bottom panels only, which we can keep onsite and resell to owners as needed. A couple other doors have had minor damage and close calls, and it always seems to be the bottom panel. The cost will be around \$800 per door, or \$200 per panel.

Rules

7305 renter was evicted December 1 after I contacted the unit owner and unit manager in November. There were numerous problems during his short time here, including continual noise and trash complaints, laundry machine vandalism, a boiler room break-in and a locked up bicycle stolen from the resident owner next door. I later learned that the 18 year old renter had just been released after spending 3 years in Juvenile Detention and Rehab. **We've had** no similar problems since his departure and the unit is now under different management.

7313 propane deck heater is gone.

Dog from 7337 has not been seen nor heard since the incident that was reported to the BOD in late December.

No other issues to report.