

**Silver Queen West Condominiums**  
Manager's Report For 11/09/2013

**Vehicles**

The plow truck is running well and is ready for winter. With just under 10k miles on it, there have been no mechanical failures, but the electrical manual shifting quit working last winter and a couple weeks ago the power door locks quit working. I need to bring it into a dealer for repairs and will do so when the weather and work schedule allows.

The backhoe continues to run well with few problems except for tire wear and failed hydraulic hoses. We should be able to get another year or two out of the back tires and several more years on the front tires.

**Boilers & Water Heaters**

A spare 220 volt main pump for the boiler systems was purchased for \$1350.00. Backup pumps are already in place in each system but are noisy and shouldn't be used except for emergencies. When we get beyond the exterior renovations maybe we can consider replacing the old backup pumps with new 220 volt models and setting up the system up to alternate their usage.

Three low water cut-offs were purchased to replace the ones that have been acting up.

**Buildings**

Flushed out sewer mains in each building and all are running good. A couple small leaks in the crawlspaces were temporarily patched.

**Grounds**

Snow fence is going up soon and traction sand for the drives has been purchased and delivered.

**Projects**

I need to catch up on assorted plumbing repairs over the winter. Nothing urgent but I don't want to get too far behind.