

Silver Queen West Condominiums
Manager's Report For 10/18/2014

Vehicles

The backhoe is running fine, we probably have another year left on the back tires. The plow truck is working well. I finally broke down and brought it to Hudson in Silverthorne to replace the faulty power door locks and transmission shifter arm due to a severed wire. I've had problems with the battery going dead and they told me I needed a new one. I don't believe them, I think they tested it before repairing the severed wire which was probably causing a direct short and draining the battery. \$800 for repairs and testing. The plug for the music player doesn't work and I asked them to look at that, but instead they tested the cigarette lighter. At least there was no charge for that. I can get a new radio on ebay for under \$200 and will just replace it myself. It sounds like a minor issue but it's important to have the plug working when plowing, not just for music but for answering phone calls too.

Boilers, Water Heaters & Plumbing

Each building now has balancing valves in the two center stacks of the heat system. They have reduced noise from too much pump pressure in these stacks, and should make more heat available to the end units. They should also help reduce heating costs but we'll have to see on that one.

One of the boilers in Building D has a faulty blower that needs to be replaced. I was able to test it by removing one from another boiler. I'll order another next week at a cost of \$950.

All new hose bibs installed on the exterior of all buildings during the construction project. 5 of them required cutting into interior walls of units.

I've not had time to inspect/replace anode rods in the hot water systems over the past couple years. This is a concern, hopefully I'll have time to do them next year.

Buildings

No shortage of unit to unit leaks since the last meeting. At least two and possibly three were related to remodeling in upper units.

Lots of problems with the tv cable from construction work and I expect more damage reports as the units become occupied for the winter. Two reported last week and another this morning. We've been routing them through the phone conduit to eliminate costly wall repairs.

Grounds

The grounds have received a lot of wear & tear during construction and will require some serious attention next year to get some ground cover going and prevent weeds from taking over. We've been trying to pick up all the nails from the project to prevent flat tires during snow removal. Despite being careful, I've already pulled one out of a rear tire on the backhoe.