

Property Maintenance Committee

July 8, 2019

Members present: Hal Crisp, Russ Coburn, Kathy Viney, Julie Gibbons

Members absent: Stan Jones, Richard Bambach

Guests: Ronny Cabrera, Richard Saunders, Ruth Hunter, Barbara Martin, Rick Kaiser, Ann Marschall

1. Architectural Design Sub-Committee: Rick Kaiser presented the sub-committee's building enhancement plan. The plan proposes to upgrade all the design elements in 2 buildings per year, i.e. painting, carpeting, top rails on catwalk railings, entry awning, & perhaps the transformer fencing. Discussion followed concerning vinyl soffits to cover catwalk pans; **Ronny Cabrera** will get pricing.
2. Balconies:
 - a) The Board is expected to send all unit owners formal notice regarding the moratorium on building or re-building balcony or patio enclosures.
 - b) The Board is also expected to send "removal" letters to the owners of enclosures on balconies scheduled for repair. The cost of removing these enclosures is \$800 for 1st floor units, \$900 for 2nd floor units, and \$1,000 for 3rd floor units.
 - c) B15-3F balcony [photo attached] has severe crumbling of the concrete. All the concrete on the balcony must be removed and re-poured. MOTION passed by unanimous consent: the committee recommends that the Board approve an engineering survey and development of a scope of work by **Colin McKenzie**.
3. Peeling paint on pans: No matter what is decided about the building enhancement plan or when it is put into action, the pans need attention now. MOTION passed by unanimous consent: the committee recommends that **Ronny Cabrera** request a quote for scraping loose paint, acid etching, & touch-up painting of all pans (on open balconies and catwalks) in all buildings.
4. Trash room ceilings in 7 buildings: Avery's previous quote (included with quote for building painting) was withdrawn. **Ronny Cabrera** to request new bid.
5. Miscellaneous:
 - a) Just Doors to start repairs to lobby doors +/- week of July 15th.
 - b) No date yet for smoke alarm battery replacement project.
 - c) Maintenance checklist for owners has been completed. **Ronny Cabrera** will send his draft to Hal for review.
6. New business:
 - a) B10 center-stairwell ceiling repair. Waiting for quote.
 - b) Sidewalk linking LW Blvd. to Vantage Hill Court discussed. Waiting for quote. Kathy to check unit file for any ownership issues.
7. Next meeting: Thursday, August 1, 2019 at 10:00am in the Harbor Room, Clubhouse 1

B15-3F Balcony concrete damage

