

Woodbridge Inn Condo Association
9-1-2007

A Walk Around (review) of Turner Morris clean up West Building roof/deck and other projects.

HOA; Jim Schneider, Paul Sakiewicz, BPM; Dan Ulmer, Charles

West Building, roof/deck clean up

Tan paint on swamp cooler enclosure is light and does not match. (Jim's comment: I used the left over tan paint in the store room for the stair well and it was also lighter. It appears that the weathering and aging of the paint has changed the color.) proposed solution is to have Charles paint the entire enclosure with the left over paint so it at least is all the same or take a board off so the color can be matched. The lighter color on the building is not very noticeable and the building will be repainted in a year or two.

The responsibility of the broken board on the hand rail can not be determined so Charles or a carpenter will replace it.

The swamp coolers look much better since they were painted. The source of the roughness on top cannot be determined. Chris thinks it is glue from the roofing job. Jim's comment: I looked at the top of a fire extinguisher which had glue on it and it has been cleaned up very well so I would expect that the swamp coolers were also cleaned of glue and the roughness on these very old units is not from the glue.

Paul and Jim were satisfied that TM had done a reasonable job on the clean up and advised Dan that they could be paid. (They had not even received payment for materials on this several month project.)

To finish the deck/roof Charles said he had located a suitable carpet at KLM in Frisco. Cost of the carpet is about \$1900. BPM will remove the rubber mats but we all agreed that KLM should do the cleaning even though it is \$60.00/hr. so that they take responsibility for the entire job in case of warranty issues. (The carpet may require that the screen door on unit 214 be removed. This is unfortunate however it is the only unit with a screen door.) Jim's note: We put new carpet in our unit #101 , 3 or 4 years ago and we bought the carpet from KLM. They also installed it. We have been very satisfied. Paul came and looked at it and said it looked like a good job.

West Building:

The restaurant vent stack leaks a little grease. Dan will put a pan under it to catch the grease so the grease does not deteriorate the membrane.

Restaurant Issues:

Garage ceiling. The two open areas are still dripping. Dan said they are from the drains in the restaurant kitchen and not pipes in the garage.

Enclosure for the air compressor. A new box is needed as the existing box is badly deteriorated.

Deck: Unit 111 per Dan owns the deck. It has sagged into the building and water goes into the garage ceiling. Some suggestions were: Extend the roof over the deck past the deck then no water will drain from the building on to it. Tear down the deck and replace it with one that will let water go through to the ground. Perhaps a deck is not really needed by the restaurant or a potential new tenant.

Paul will speak to Nate about these issues this week.

Misc. Issues:

Unit 213: The owner remodeled and did some sawing on the front deck leaving it a mess of saw dust. He should have been sawing on the rear deck not the front deck and he certainly should have cleaned it up. He also needs to paint the white screens on the south side to match the building. The tenant came out and complained about the rubber mats. He was pleased when we advised him carpet was going to be installed.

Wire from the building to the light on the Ten Mile Creek Bridge. Harry Wilson a former board member said the board had decided to allow the city to use our power for the light many years ago. They have never responded to our request to bury this unsafe wire which is not in conduit. We decided to no longer subsidize them and have it removed. A solar panel and battery are available today.

To complete in 2007: Both bldgs.

Cap or install a light in the box over the E. stair well west bldg.

Support gas pipe garage of E. bldg. S/W corner

Thin boards need fixed/replaced over garage of west building just above south side drive in.

Club house roof trim on west side. Brad said he'd get up on the roof and do that. Dan said ok as long as he wore soft shoes so as not to cause any damage to the roof. It is 50 mil and very tough.

-Nails sticking out of siding and roofing - (at least the west building - east (too?))

Trim on western most chimney of east building

Hide/remove cable to unit 205? Why does it run along the back of the building and not internally? Paul will call the owner

-Sidewalk outside restaurant - still under warranty???

2008 Projects

The south side of the West Bldg. has deteriorated to the point where painting will not hold or protect the building. Charles said he was recently involved with this type of a project and the boards are very expensive also a cherry picker is required and is about \$2600.00 a week.. He estimates \$30,000.00 to \$40,000.00 plus painting. This is a high priority project to ensure the continued integrity of the building. Perhaps because this side is so exposed to sun and wind it should be painted more often than the rest of the property. Painting the entire property may have to wait until 2009.

2008-New dumpster enclosure - possibly moved across parking lot and placed into hill. Paul likes the storage shed idea.

Other:

Jim expressed concern about some of the pine trees that are starting to turn brown. Should they be sprayed or removed?

Paul suggested buying a shop vac for the complex.

Owners info. List It was agreed that Board members should have all of the owners phone numbers.

Note on Vinyl paint: I forgot to mention that Sherman Williams told me that vinyl paint is not available in dark colors because it gets hot and can warp the vinyl. However I did get a dark brown from them for a project at my house in Westminster.

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