

*Wildflower II AUO
Manager's Report
October 20, 2007*

Upper Deck Siding: The Board agreed upon a contract with Little River Construction for the upper deck siding work that needs to be done to eliminate future leaks. The contract calls for removal of all old siding material. On several units that have already been completed there were at two layers of siding. All deck boards are cleaned, removed and set aside while siding work is taking place. Application of ice shield is placed on the bare plywood siding which overlaps the 15 gauge membrane that McMurray and Sons placed several years ago. New cedar lap siding is taking the place of the original vertical cedar siding for proper water flow. All corner seams are caulked to match the cedar stain. New metal flashing is placed at upper edges where needed. The original deck boards are put back in place and stained. Since our weather is now too cold and wet for staining, staining will take place in late spring before the rental season. The first deck was a learning curve, but since then the labor costs have decreased. Work around the skylight is also being done. If owners have not checked their skylights in a while, please do so. We have found that many have been cracked from golf balls, and found one in which the entire outer glass was shattered and the inner glass cracked. This is a definite leak waiting to happen. We purchased material for 10 units to be completed before extreme winter hits us. The cost of the material: \$8300. An additional cost besides labor is the rental of the boom lift and the dumpster rental and dump fees.

Paver Steps: At unit 63 the entry step pavers were in very bad shape. So bad, in fact, that it was causing a liability issue. Anyone could have easily tripped on the raised, uneven pavers, and fallen. In late spring I had maintenance go in and remove all the pavers, remove all deteriorated cement, form and replace the cement, lay sand for drainage, place old pavers on top of the sand, and finish with a layer of sand on top that was swept in to fill. The old trexdecking was turned over and placed on the risers. I'm still not convinced that trexdeck is the correct material to use. We'll watch it over time. Total amount to refurbish the entry step pavers: \$202.50.

Landscape Re-design: As you can tell by the financial reports that nothing has moved forward regarding this activity. The \$2,080 budgeted amount was to hire a designer. Without having a scope of direction I held off on this action item. I would like to reiterate, that by implementing change to the landscape, it not only will be pleasing to the eye, but can and will likely lower the cost of irrigation, repairs and electrical use.

Engineering: During the meeting last year I was directed to hire an engineer to take a look at all the back deck structures for safety and dry rot. The engineers did find a lot of dry rot which didn't surprise us. They were actually less concerned about the horizontal logs, but were more concerned about the upper railings that were attached to the horizontal logs. A large person could have easily leaned up against some of them and literally broken the rail. They did offer a list of hardware that could be successfully used to reinforce the large horizontal beam. After talking with Little River Construction, they went to a fabricator and had a special support bracket made especially for this project.

Rear Decks – Reinforcement: The Board contracted with Little River Construction to reinforce the large horizontal beams. When the back rails were taken down and the beams were removed, there was much more structural damage that was found; mainly dry rot at and through the vertical beams on the upper level all the way down to the bottom level. Pictures were taken and posted on the website. These pictures depicted the amount of dry rot which once the vertical posts were removed, fell apart in our hands. This caused a change order to the contract and more material and labor needed to fix the entire back deck structures of the phase III buildings. All log posts and log beams were terminexed, primed, and painted prior to placement. You will notice a modification to the center shared wall on the upper deck. It was lowered and a treated deck rail put in place to offer better drainage. After the summer months which allowed the drying of the logs, we needed to go back and fill in the cracks with caulking. We still need to do some more touch up in this area. Deck planks were replaced on an as needed basis and the decks were treated. Each vertical post was capped at the top with a prefab metal cap to avoid moisture to seep in the post and causing dry rot once again. At the bottom of each post there was also a vapor barrier put in place between the cement pier and post. This was an approximate 2 month long project which began in May and ended in early July. The cost of this entire project came in at \$27,500. We wish to thank all the phase III owners for their co-operation during this 2 month project. We would also like to thank Ray Cook for his diligence in bringing this needed repair to our attention and thanks to the Board for their quick response.

Electrical Use: If you remember last year we replaced the timers on the lights at 41 – 66. We were curious if by changing out the timers a cost savings in electrical use would take place. In 2005/2006 the KWH used was 18,567. In 2006/2007 we used 13,575 KWH. We reduced Kwh hours by 26.9%. This created a cost savings of 27.48%. Good move!

Thank you all for another great year working with a wonderful group of people. You make my job enjoyable.

Respectfully submitted by
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