

Lakeside Village
Manager's Report
April 24, 2012

1. Tree pruning completed, negotiating next year's work and planting tree at Building 1.
2. Received notice from Commonwealth (they provide the DIC Earthquake Coverage) they will not renew their policy due to the fact they are no longer writing this product. CAU is searching for a new carrier for the earthquake portion of the insurance and were not concerned with finding a new carrier. But, this may result in an increase in coverage costs.
3. Buried electrical cable to the sign light has failed, obtaining additional bids for repair.
4. Flag light replaced.
5. Had unit 132 ceiling checked for water damage. What was found was the taped edges are just coming off; no sign of water damage, most likely cause is age. Having the repairs bid now.
6. Cabana counter edge repaired.
7. Repair and cleaning of various gutters and downspouts, along with cleaning the cabana roof. And issued new work order for additional spot cleaning of gutters.
8. Ceiling damage at unit 432 repaired along with roof.
9. Sent letter to Building 5 regarding pet rules.
10. Contacted bidders for work to make the spa Baker Graeme Compliant. One bidder declined due to out of area, one bidder working on proposal. It was noted that King County Regulations are more stringent than other counties and will require hydrologist report and must be sent through plan review which takes about 6 weeks.
11. Contacted another architect/engineering firm, they declined to take the window project.
12. Requested bid for replacing section of damaged goose fence on the north side of the property. The existing section of chain link is not worth saving and should also be replaced.
13. Storage room doors replaced last fall painted.
14. Reviewed fire alarm bids with Jim.
15. Delinquency letters sent out.
16. **Delinquencies as of today:**

Under 90 Days:	5,545.00
At Attorneys	3,885.04
Total:	9,430.04