

HBV
LONG RANGE PLANNING PROJECTS

Long Range Planning Committee, Karen and Moe, met and identified the attached list of items as projects for consideration by the board and homeowners. Most of the items listed were categorized as low to medium priority. One exception is the roof replacements for buildings A, B, C, D, E, F, G & K. Priority level has not been determined because there are no known problems with any of the roofs. Assuming a life expectancy of 15 years with the existing roofs the schedule would be Bldgs. A and B in 2008, Bldgs. F and H in 2009, Bldgs D, G and K in 2010 and Bldg. E in 2011. It is likely with proper preventative maintenance that the life can be extended.

Submitted by
Long Range Planning Committee
Karen, Moe and Charlie

| DESCRIPTION | STATUS | ESTIMATE | PRIORITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|----------|-----------------|-------------|------|-----------------|-----------|------|-----------------|-----------|------|-----------------|-----------|------|------------------|-----------|------|------------------|-----------|------|------------------|-----------|------|-----------------|-----------|------|----------------|----------|------|-----------------|-----------|------|--|---|------------------------------|
| 1. Install additional downspouts to the gutters of all buildings to handle excess water run-off. Carver Guttering and Sheet Metal submitted estimate. | A, B, C, G, H Completed D, E, F, K in progress Continue to monitor for additional work. | 4,3934.00 | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. Replace damaged entrance light fixtures on front of each condo with fixture taken from back of unit as required. This will maintain a uniform appearance on the front since exact replacement fixtures are not available. | Continuing as required by maintenance staff | Review with Larry to determine cost estimate | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. Inspect, repair and/or replace rotten and damaged shingles on all buildings | Continuing task as required by maintenance staff | Review with Larry to determine cost estimate | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. Replace roofs on all buildings as required. They are listed here in order of last replacement with a ball-park estimate to replace. Refer to separate summary report for details of last replacement. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Date Replaced</th> <th style="text-align: left;">Projected Replacement Date</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>9/93 Building A</td> <td>\$ 5,000.00</td> <td>2009</td> </tr> <tr> <td>9/93 Building B</td> <td>15,235.00</td> <td>2009</td> </tr> <tr> <td>9/94 Building F</td> <td>23,680.00</td> <td>2010</td> </tr> <tr> <td>9/94 Building H</td> <td>11,100.00</td> <td>2010</td> </tr> <tr> <td>10/95 Building D</td> <td>14,060.00</td> <td>2010</td> </tr> <tr> <td>10/95 Building G</td> <td>13,320.00</td> <td>2011</td> </tr> <tr> <td>10/95 Building K</td> <td>11,100.00</td> <td>2011</td> </tr> <tr> <td>9/96 Building E</td> <td>12,728.00</td> <td>2012</td> </tr> <tr> <td>2/06 Clubhouse</td> <td>7,800.00</td> <td>2031</td> </tr> <tr> <td>1/07 Building C</td> <td>12,500.00</td> <td>2032</td> </tr> </tbody> </table> | Date Replaced | Projected Replacement Date | Date | 9/93 Building A | \$ 5,000.00 | 2009 | 9/93 Building B | 15,235.00 | 2009 | 9/94 Building F | 23,680.00 | 2010 | 9/94 Building H | 11,100.00 | 2010 | 10/95 Building D | 14,060.00 | 2010 | 10/95 Building G | 13,320.00 | 2011 | 10/95 Building K | 11,100.00 | 2011 | 9/96 Building E | 12,728.00 | 2012 | 2/06 Clubhouse | 7,800.00 | 2031 | 1/07 Building C | 12,500.00 | 2032 | Continue with preventative maintenance program. Inspect and use sealant to seal joints at roof edge as required to stop leaks and extend life. | \$126,523.00 (Total A, B, C, D, E, F, G and K) | To Be Determined as Required |
| Date Replaced | Projected Replacement Date | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9/93 Building A | \$ 5,000.00 | 2009 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9/93 Building B | 15,235.00 | 2009 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9/94 Building F | 23,680.00 | 2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9/94 Building H | 11,100.00 | 2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/95 Building D | 14,060.00 | 2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/95 Building G | 13,320.00 | 2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/95 Building K | 11,100.00 | 2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9/96 Building E | 12,728.00 | 2012 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2/06 Clubhouse | 7,800.00 | 2031 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1/07 Building C | 12,500.00 | 2032 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. Top decks of all bldgs., front and back. Evaluate deck boards for rot and replace as required. | Repair as required by Maintenance | To be determined | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|---|--|--|----------|
| 6. Replace bldg. identification signs to match the new unit identification signs | Review for cost of replacement | \$100 per sign | Low |
| 7. Painting of buildings and deck railings | Deck Railings Complete 10/2008 | To be determined | Low |
| 8. Replace buckled siding at end of F and H buildings. Analysis determined that this is not a structural problem. | Review for cost | To be determined | Low |
| 9. Trim tree branches close to buildings to allow buildings to dry when wet weather occurs | Contracted with Tony Hunter | 3325.00 | High |
| 10. Stairs between D and E building | A&R Metal | \$1900.00 | High |
| 11. Deck repairs E and G | A&R Metal | E: \$4465 G: \$5360 | High |
| 12. Deck Repairs K and F | A&R Metal | K: \$3280 F: \$7120 | High |
| 13. Deck Repairs to B, C, D and H | A&R Metal | B: \$3075 C: \$3560 D: \$7130 H: \$2980 | Medium |
| 14. Sliding Glass Doors. Inspect all doors for proper operation and leakage problems. Repair as required. | 26 doors do not meet inspection criteria | Approx. \$300 per door Total \$7,800 | High |