

BUILDINGS AND GROUNDS REPORT
1/15/07

ACTIVITIES BUILDING AND OFFICE BUILDING INTERIOR LOGS HAVE BEEN CLEANED , STAINED AND CLEAR COATED. FLOORS HAVE BEEN BUFFED AND RECONDITIONED.

ALL EXHAUST FANS IN ALL BUILDINGS HAVE BEEN PULLED DOWN, CLEANED AND RECONDITIONED AS REQUIRED AND PUT BACK UP. FANS IN BAD CONDITION THIS SHOULD BE DONE EVERY SIX MONTHS.

ALL HOT WATER TANKS IN THE LAUNDRY AREA HAVE BEEN CLEANED OUT AND NEW ANODES AND GASKETS HAVE BEEN INSTALLED. ALL TANKS WERE PRESSURE TESTED.

IRRIGATION SYSTEMS HAS BEEN BLOWN OUT BY COAST LANDSCAPING. THIS WAS OVERSEEN BY DAVE.

FURNACES HAVE BEEN INSPECTED AND SERVICED BY BARON HEATING OVERSEEN BY DAVE. DAVE REPLACED ALL FILTERS ON FURNACE AND INSTALLED A NEW SAFETY SWITCH AND IGNITER ON FURNACE IN LAUNDRY AREA. REPLACED BATTERIES IN THERMOSTATS AND CHECKED ALL FOR PROPER SETTINGS.

ALL FIRE EXTINGUISHERS AND SMOKE ALARMS WERE SERVICED AND INSPECTED BY GUARDIAN SECURITY COMPANY. THIS WAS OVERSEEN BY DAVE. WE FOUND OUT THAT OUR ALARM SYSTEM DOESN'T GO ANYWHERE. THIS WILL BE DISCUSSED BY THE BOARD. RECEIVED QUOTE FROM GUARDIAN TO ACCOMPLISH THIS.

ALL FLAG POLES HAVE HAD ROPES AND RIGGING REPLACED.

ALL TREES HAVE BEEN CUT BACK OR REMOVED ALONG BIRCH BAY LYNDEN ROAD. THESE BLEW OVER DURING WINDSTORM AND WERE BLOCKING THE SIDEWALK.

NETTING ON THE GOLF DRIVING CAGES THAT WERE DAMAGED DURING FIRST WIND STORM HAS BEEN REPAIRED AS WELL AS COULD BE BY DAVE, WITH ZIP TIES.

BOTH FIREPLACES HAVE BEEN SEALED. COME SPRINGTIME THE EXTERIOR AGGREGATE OF THE FIREPLACES WILL BE SEALED. THIS WILL PROLONG LIFE OF THE AGGREGATE AND ENHANCE THE APPEARANCE.

VENTS AROUND THE PERIMETER OF ALL BUILDINGS WERE CLEANED OUT AND CLOSED BUT HAVE SINCE FILLED BACK-UP WITH TRASH AND WILL REQUIRE CLEANING OUT AGAIN. THIS WILL BE DONE, TIME PERMITTING. COME SPRING WE PLAN ON PUTTING SCREEN OVER THESE TO KEEP TRASH OUT.

ALL CRAWL SPACES OF COMMONS BUILDINGS HAVE BEEN INSPECTED FOR ANY PLUMBING LEAKS OR WATER DAMAGE. ALL FOUND IN GOOD SHAPE.

EXTERIOR LIGHTS THAT ARE OUT AROUND THE COMMONS AREA WALKWAYS WILL BE REPLACED. BULBS HAVE BEEN ORDERED.

A COMPREHENSIVE INVENTORY IS BEING DRAWN UP BY DAVE AND SHOULD BE DONE BY THE END OF JANUARY.

WE HAVE RECEIVED 3 BIDS FOR THE REFINISHING OF THE HARDWOOD FLOORS. THESE WILL BE GIVEN TO THE BOARD. DAVE IS ALSO LOOKING FOR GUARDS WHICH WILL BE PUT ON THE CHAIRS AND TABLES.

THE EXTERIOR LOGS IN THE CLUBHOUSE HAVE BEEN STARTED AND SHOULD BE FINISHED BY THE END OF JANUARY.

CLEANING OF BASEMENT WILL BE DONE WHEN KEN WALTERS CLEANS UP HIS AREAS.

DAVE IS IN THE PROCESS OF CHECKING STREET LIGHTS IN THE PARK. OUTAGES WILL BE CORRECTED WEATHER PERMITTING AND BULBS ORDERED.

DAILY AND WEEKLY MAINTENANCE IS CONTINUING, INCLUDING THE HOT TUB.

RESTORATION OF EXTERIOR LOGS OF BUILDINGS IS ON HOLD UNTIL WEATHER CLEARS.

DAVE APPRECIATES ALL THE HELP FROM MEMBERS OF THE ASSOCIATION WHO COME OUT TO HELP WITH JOBS AROUND THE PARK.

JIM WILSON