
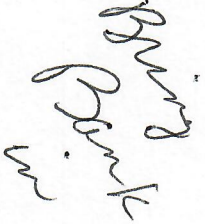
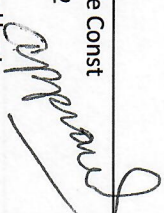


Maintenance Order Status

<u>Address:</u>	<u>Repairs needed</u>	<u>Date rec</u>	<u>Updates</u>	<u>Board approval</u>	<u>Bid/Cost</u>	<u>Status</u>	
Road Repair	Dip in road near extra parking across from 121 - tree root in front 119 - repair both	10/26/2021	bid received from Lakeside Industries	Board approved 11/18/21	Review bids from 2 roofers at Jan Board mtg Hunt & Co - \$8,362 vs \$22,914 for more extensive repair Allen Roofing - \$9,600	Repairs will be scheduled in March 2022	
108 B/C	Leaks in front guest room of B unit side - walk board is buckled on ceiling and west wall.	26-Dec			Brad Buscher agreed to fix the embedded gutters and replace gutter system, as well as repair the sunroom boards that are damaged	Brad indicates that this gutter/roof repair will be about \$10,000 to \$13,000. In addition, the repair to the bedroom including wall board repair and painting is \$4,000 - Scott Wiley is doing that work once approved.	Full written bid not yet received from Brad
108 B/C	Leak persists in sunroom near eaves of roof	12.26.2021	Sunroom continues to drip water and leak. Need to have expert assess whether leak is due to gutters vs construction of the sunroom. Brad Buscher from AA Awnings and Sunrooms came out and removed trim boards. Per his assessment, the leak is totally due to the imbedded gutter system - there is a beam and flashing that is intact between the gutters and the sunroom wall - the leak is only on the gutter side and is seeping through the wood through to the sunroom trim.	Boards and beams are rotted potentially - probably needs replaced	Bid received from Hunt & Co - \$4670 	Will be presented at Jan board mtg	Will notify Hunt and Co - once decided.
121 B	Front porch deck needs repaired or replaced	Sep-21					

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137 A/Streeter	DECK on South side has rotted planks - needs replacement	6/17/2021	Budgeted for 2022 per Joel - email sent to owners to update them on plan. Pour concrete patios vs deck.		Bid concrete patio - Fable is \$11,718 (vs deck \$13,020) Hunt & Co is \$18,462 Synthetic Deck - bids: all 3 together - Fable - \$31,944 Three Crowns is \$30,975 Carr is \$25,800	check to see what needs repairs vs replacement
137 C Gagan	Deck repair/replacement?	6/9/2021	Per owner request to replace deck on the Golf Course side similar to the deck by the garage - please use Trex material used on the deck by my garage and owner will pay for the materials		Bid concrete patio - Fable is \$11,718 (vs deck \$8,600) Hunt & Co is \$14,118	
137 D/Ogilvie	DECK - south side deck has rotten boards; east side of garage inside has some rot as well	7/13/2021	Deck budgeted for 2022 per Joel - email sent to owners to update them on plan. Need to check with owner re garage wall repairs - is that owner responsibility?		Bid concrete patio+small porch Fable is \$11,718 (vs decks \$9,244) Hunt & Co is \$18,462	9/28/21 - need to get bids for work to begin early next year.
137 B McMaster	DECK - need post between 137 A & B to stabilize the divider	10/8/2021	Need to install post to stabilize the divider			will install supporting board when Deck at 137A is done
157	Gutter repair needed - gutter fell off of upper roof edge onto garage	Jan-21	Called Tracey's Insulation			
161	Deck - Bacl					

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108 building	SIDING and flashing repair - above roofing; siding on patio level needs trim boards and caulking	7/1/2021 - need request form	Jacob from Fable Homes reviewed the work - awaiting bid. Spoke to Jacob on 9/28 - he will bring bid by when he comes to work on 134C in October			awaiting bid from Fable Homes - bid will be done mid October when Jacob is here on Hilltop Drive
159	DRIVEWAY - Repair/replace driveway	6/14/2020	Review of driveway by maintenance director determined that driveway is not ready for replacement - work was done on the wood separators and repairs done where the driveway meets the road with asphalt.	need to vote on approval Jan Board mtg	Bid - Fable Const \$9,604.42 Bid - Allen Hunt \$16,290 	\$4,700 in 2021 budget was reserved for this project - 2022 budget cost would be anything over that.
108 B/C	SIDEWALK - sinking sidewalk to east patio entrance - flood when it rains	Oct-21	Corner of sidewalk was repaired with drainage by Steve Carr - date unknown. Did not fix problem. Bid from Fable Const (Jacob) received and approved - work to be done first week of December - Delay of work due to snow and ice - contractor will advise when ground is thawed and not so wet and will install	approved by Board 11/18/21	\$2,127	Jan 15, 2022 - Contractor to advise when to schedule - need ground to be drier than it is
126 B	Deck is unstable in parts - rotten beams	Oct-21	Deck is last one on south side that has not been replaced.			Bids ordered

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134A	Privacy wall needs repaired	Nov-21	rebuild top of privacy wall - rotted wood	approved 12/16/21 -	Fable Construction - \$2441.25	Scheduled for March when weather warms.
134B	Paint peeling from overhang of roof off deck		Steve Carr will repaint as soon as weather is warmer			Steve Carr assignment
133 A, B and D	Gutter repair/replacement	11/19/2021	Gutters are leaking severely - especially in front part of garage and over front door	Reviewed the gutter situation with Tracey's Gutters - a number of places are separated and also in poor shape	Bid for Gutters from Tracey's was \$2,100 - no vote from Board necessary	Gutters ordered - will be installed first week of March 2022.
126 B	Front gutter is leaking after installation of new gutter system	12/27/2021	Owner is going to look at this - as the ice dam may be causing the issue			will check in with Scott the owner after end of January
134 A /Hardcastle	WINDOW seal broken (2)	need copy of request form	Request - the dual pane window in master bedroom has been compromised - needs glass replace; One window seal was approved by Board - need to have bid on 2nd window; Sept 2021 - 2nd window needs glass replacement in kitchen			Glass Service will advise when they can come out to measure - Owner wasn't home when they came earlier in the month - Carol/Jerry have a key
108 A Stults	WINDOWS: bedroom window seal broken		measurement taken and bid received from Glass Services			Need to confirm order to Glass Services after new bid is received and board approves

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138	WINDOW seals broken on several windows		Met with owner on 9/29 - has 7 windows that will need repair. Owner states that just fixing the main floor windows (dining room and kitchen) for now is fine - with the basement windows being repaired in a future year. This was apparently reported a year ago but was not addressed.			10/1/21 - measurement done - waiting for bid as of 10/15