

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLETION DATE	ACTION NOTES & UPDATE INFORMATION
1	T-M repairs unsightly - McKay's unit	ARP	10/31/05	T-M will redo to meet appearance standards
4	Entrance berm unsightly. DONE	ARP	09/15/05	Hand rake to improve appearance. Temporary solution
6	Copper scuppers- functionality	ARP	10/15/05	
9	natural grass renovation on SE & SW sides DONE	ARP	09/30/05	Renovate this fall following Sones-Mac instructions
10	Water infiltration on unit #17 DONE	ARP	09/30/05	Improve surface drainage.
14	Finalize mat sizing and location DONE	ARP	09/30/05	
16	Caulk and repair all walkways and decks DONE	ARP	8/15/05	More comprehensive refurbish set for '06
23	Fire sprinkler inspection, repairs and freeze protection DONE	ARP	09/30/05	Rocky Mtn Fire has been contracted to do the work. Need FIRM date A.S.A.P. to ensure 9/30 COMPLETION.
27	Tree lighting system - DONE	ARP	10/20/05	Redo the present system to avoid disruption of service by snow storage, landscape workers, etc.
32	Make revision in Operations Manual to Parking Regs DONE	BOD	10/20/05	New regs to be drafted by PMZ for ratification at BOD meeting
36	Addendum to contract DONE.	TP	10/20/05	BOD to vote at BOD meeting
38	Paint and caulk wood pillars as needed DONE	ARP	09/01/05	
40	Fill cracks in concrete on pads in front of garage doors and at entry gate. DONE	ARP	10/20/05	
41	Caulking and repainting of windows DONE	ARP	09/15/05	
43	Wash exterior windows	ARP	10/15/05	\$1895 bid to include mud nest removal approved by BOD 8/16/05
44	Develop preventative maintenance plan	TP/ARP	10/31/05	Identify those preventative maintenance items that are most cost effective if approached in a scheduled manner and develop schedule. Examples: Exerior painting, caulking, sealing, washing, etc.
45	Atty Mark Thompson preparing case for action against Fling for roof repairs	TP	10/20/05	
47	Place permanent boundary markers DONE	ARP	10/31/05	Place markers at SW, NW & NE corners and at the north side jog.
48	Pursue snow removal contract with all potential resources	ARP	IN PROCESS	
50	"Exercise" bldg water valves	ARP	10/31/05	
51	Determine official snow stge areas DONE	BOD	09/15/05	Area to the south of stge shed approved at BD mtg 9/15
54	Obtain pictures of Fling work for atty	ARP	10/15/05	
55	Arrange front ped area entry boulders	ARP	11/15/05	Snow contractor to perform task
56	Repair wood handrail to unit #19	ARP	10/31/05	CMI Shop [Darrel] has been contacted to perform task
57	Repaint rusted areas on entry deck areas	ARP	10/31/05	

58	Repair entry deck edges DONE	ARP	10/31/05	
59	Contract for spring installation of swallow netting	ARP	12/15/05	
61	Find & recommend local atty for HOA	TP	10/20/05	
62	Caulk deck handrails to prevent water infiltration	ARP	10/15/06	
63	Receive bids [only] for gardener for 2006	ARP	11/01/05	Trim bushes, mow, fertilize, evaluate irrigation, etc.
64	Atty assisted negotiations with county regarding degradation of berm during snow season	TP	12/31/05	Mark Thompson working on this.
2006 SUMMER WORK PROJECTS FOLLOW				
Actual scheduling of '06 projects set for 4/31/06				
06A	Complete stone mulch areas	ARP	4/31/06	
06B	Refurbish earthen areas between parking pads	ARP	4/31/06	Stone mulch or replant
06C	Landscape sprinkler system -	ARP	4/31/06	Priority Item – Repair and reconfigure as needed
06D	Entry perennial planting	ARP	4/31/06	Upgrade - cotract lawn maint. Company
06E	Replace trees and shrubs as needed	ARP	4/31/06	Contract with landscape company
06F	Front decks- refurbish as needed	ARP	4/31/06	
06G	Rear decks - refurbish as needed	ARP	4/31/06	
06H	Rear decks - measure for mats/est. purchase cos	ARP	4/31/06	
06I	Assess asphalt drive condition	ARP	4/31/06	