

ITEM	DESCRIPTION	WHO/W HOM	PROJECTED COMPLETION DATE	ACTION NOTES & UPDATE INFORMATION
1	T-M repairs unsightly - McKay's	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	ARP to contract with bidder for \$1300 project. Bid to SPECIFY the procedures and performance criteria.
9	natural grass rennovation on SE & SW sides	ARP	09/30/05	Rennovate 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 as needed.	ARP	8/15/05	Comprehensive refurbishment scheduled for spring '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 -	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	BOD	10/20/05	New regs to be drafted by PMZ for ratification at BOD meeting
36	Addendum to contract DONE. READY FOR BOD APPROVAL	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	09/30/05	\$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	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	09/30/05	
55	Arrange ped area entry boulders	ARP	10/31/05	CMO Operations has been contacted 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	ARP	10/31/05	Weather permitting, will complete job in spring '06
59	Contract for spring installation of swallow netting	ARP	10/31/05	
60	Identify trees and shrubs for spring replacement	ARP	09/30/05	
61	Find & recommend local atty for HOA	TP	10/20/05	
06A	Complete stone mulch areas			
06B	Refurbish earthen areas between parking pads	ARP	05/31/06	
06C	Landscape sprinkler system -	ARP	05/31/06	Repair and reconfigure as needed
06D	Entry perennial planting	ARP	05/31/06	Upgrade
06E	Replace trees and shrubs as identified	ARP	TBD	
06F	Front decks- refurbish as needed	ARP	TBD	
06G	Rear decks - refurbish as needed	ARP	TBD	
06H	Rear decks - measure for mats	ARP	05/31/06	
06I	Assess asphalt drive condition	BOD	05/31/06	