

Manager's Report

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Items Touched On in the Last Meeting

- The Flats: Charles reviewed progress with regards to the new building on the west lot. A meeting was held with David Friedman and the Board. It was requested at that time that the Board submit a letter outlining concerns with the new project. Charles reiterated the need to set up a meeting to compose a response to Friedman. It is presently understood that there will be no annexation and the property line dividing the two lots is shown on a site plan, which follows the present curb on the west. The issue is how to keep Flats residents from parking in VillaRosso's parking lots. Friedman agreed that when the job is complete the driveway will be redone but not exclusively at Friedman's cost. It is noted that there is no guest access to his guest parking in the back of the Flats building and the fear is they will park in VR lots. Also, how is sharing of expenses of street lighting, mowing lawn, plowing snow, etc. The Board will meet Monday next week. 4:00 in the lobby on Columbus Day.
 - Bill volunteered to compile all Board emails regarding the Flats into a single document for quick reference.
 - Bill suggests to keep track of the legal costs. Rob will make a separate account in QB for that.
 - New version of the flats exterior rendering, floor plans and pricing is on the internet: is very boxy and missing the curves the detail the phase 1 building.
 - Susan will call or email the planning committee and see how far along Friedman is with the building submittals.
- Waste Management price increase seems very high. Perhaps it is time to get bids from other service providers. Quote for light pole replacement has been submitted to Waste Management's insurance company. Switching the bins for clean bins is a free service. Might be time to solicit bids from other companies. Consider changing the schedule for pickup of dumpsters as the recycle bin fills up 3 or 4 days before the scheduled pickup and only one trash bin is ever filled.
- Reserve Study shows the carpeting is due for replacement this year. The carpet still appears to be in very good shape at this time. It has a much better appearance now since we went to bi-monthly cleaning instead of cleaning the carpet only once a year.

- The travertine tile in the lobby has a few spots that need attention. Four tiles in front of the elevator need to be replaced. Unfortunately there is no replacement tile on hand and finding tiles that exactly match would probably not be possible. One option is to replace the accent rectangle of tile in front of the elevators with a contrasting tile or other flooring material. It was suggested the tile in the entry be removed and used as replacement tiles in the lobby but due to the soft nature of travertine it would not be likely any fully tiles could be salvaged.
- Put smaller amount of the reserves into higher return CDs . We are over the \$250,000 FICA limit with Liberty Savings. Charles will research this option with other banks, and the idea of staggering CD's with maturity dates in 6 month intervals to keep funds available was suggested.
- The newly rebuilt power burner has been installed by Frost Line. The new power burner fired up nicely. Judging from just the sound, it makes a more rugged roar than it did before and the flame seems under better control: it no longer reaches to the back wall of the combustion chamber. Combustion analysis has been done and the results are favorable but have not yet been forwarded by Frost Line. The rebuilding cost less than \$5,000 and a complete replacement was quoted by Design Mechanical at around \$30,000.
- Rob installed a new, low profile, high resolution IP camera in the entry. The image is publically available over the internet. I mentioned that I can view the front door from home and verify people who are requesting admission to the building over the entry system. I will publish the IP address in the newsletter for open access during an evaluation period. This is part of my research for an upgrade of the video surveillance system in the building now. Researching the viability of on-board storage and NAS vs the old fashioned DVR that is in place now.
- The point was raised about acquiring a second laptop with Windows 7 to act as a spare if the present one should go down (in order to maintain RFID entry in the building). It has been discovered that the Integra32 panel will not have an upgrade available to accommodate Windows 10. I explained the laptop is only an accessory function and the processing of fob requests by the system is self-contained within the system. Eventually the system needs to be upgraded however since the present system doesn't have any viable service options at this time. I am looking into it.
- Call Stanley Access Technologies and get a bid on ADA compliant automatic door operators for the front door. A question on how to interface that with the present entry system: a touch plate will be installed in the lobby which can be used once the fob access has been granted. The outer door will open on a touch plate like the elevator lobby doors work now.

20% Rentals

A meeting was held on October 10, 2016 to discuss this amendment with the membership. Decided to do a straw poll style vote to gauge the whether there will be a 67% consensus. Susan K wondered whether it was necessary to come up will a full amendment detailing all the methods of enforcement to vote on. She suggested the membership vote on the 20% figure and leave the details up to board regulation via the Rules & Regulations. Rob: the membership would have to vote on the amendment as

written as it would be a legal document amending the declaration. It was decided to send a letter to all homeowners announcing the idea to limit rentals and see what the response is. Seek some advice from Hindman Sanchez on the language and the procedure.

Dog weight limit

Rob offered a resolution he composed on his own for consideration by the board. The resolution addressed grandfathering of pre-existing animals and a weigh-in policy to enforce the weight limit. SW suggested a point the policy to include visiting dogs. Susan W also suggests letting legal firm Hindman Sanchez weigh-in in on the resolution. Susan K suggests that language should be included excepting ADA service dogs but not so-called companion or emotional support animals that are over the weight limit. Hindman Sanchez will bill us for the written opinion which is not included within the monthly retainer program. There was some discussion over the language for removing dogs that presented a immediate danger to residents. SK suggested putting that language in a separate policy. Delete the "election of remedies" language that was included.

Trash Chute

Rob located a second company that works on trash chutes: Colorado Chute Company. They offered a quote to replace all the closers on each hatch on floors 2 through 7. The cost would be \$750. To fix the electric locking feature will encompass replacing all the doors at a cost of 4,500.

The system for locking all the trash hatch doors when one is open has fell out of favor in modern buildings possibly due to the complicated system is a maintenance problem. Also not provided is the ability to lock the doors with a key.

Presently the discharge of the chute is a hopper-style configuration for laundry rather than trash. This is causing a problem with trash crashing to the turn at the bottom of the chute and splattering all over the dumpster room. The chute could be remodeled to a more trash type configuration where the trash falls directly downward into the dumpster. A guillotine-style automatically closing fire door is included. Trash would drop straight down into the dumpster lessening the likelihood of splatter of objects, especially shattering glass that is sprayed around the room posing a danger to anybody who was present at the time. Cost to remodel the chute for this configuration: \$900.

The feature of locking all the doors with a switch in the dumpster room is not something they could consider without putting on new hatches on each floor.