

Manager's Report

Water Leak North End 7th Floor

After much messing around with numerous roofing contractors like RTN Roofing Systems who wanted \$2,000 to maybe fix it or maybe not (and then never showed up), I decided to address part of the problem myself by sealing a seam in the sheet metal cap under the cooling tower and hiring Ben of Interstate Roofing to search and patch any holes in the membrane south and west of the area. This was on December 9th and from that point on until March 7th there was zero leaking on the 7th floor even though there have been some good storms rolling through. So I do feel justified in thinking the problem was properly addressed. The fact that the March 7th storm was a heavily wind-driven rain and snow-blizzard mix and the result is a spot on the carpet about 3 inches wide makes me think it is a different problem than what we have been dealing with previously (where it had filled buckets). Today (March 18) we have had about 4" of wet snow since yesterday evening and there is no evidence of any leaking from the vent, or anywhere that I can see.

Flies in Bill's Unit

I'm at a loss on the fly issue. I have yet to see a single fly anywhere in the common area including the elevator room where there is a vent without the screen installed. I will install that myself, but if you are dealing with 20 flies a day in your unit perhaps a professional needs to be called in to deal with the problem on a personal basis.

Stucco Seal Inspection

Yes I have seen many notes in the past many years and it has not yet been done. I will get busy with it this summer but it can't be done before then.

Kitchen Stack Jetting

Colorado Sewer has been notified and we have scheduled the kitchen stacks be done over three days: March 30, 31, and April 1. Starting the week of March 20 I will be distributing fliers and posting the schedule and making arrangements for access into every unit.

Flat Plate Heat Exchanger

The heat exchanger has been well behaved this winter and I was beginning to think that the issues of leaking might be a bit of an exaggeration until Feb 28 when in combination with warm weather and the boiler shutting down, there was quite a flood of glycol on the floor – around 2 gallons. There are also other leak points in the piping that I have identified. Until a new heat exchanger is installed and these other leaks can be addressed, we can recover 100% of the glycol that spills out with buckets and catch basins in strategic locations. (On the leaking pipe joints, Jonathan claims he cannot fix them because he is unable to buy the proper gaskets).

A refurbished heat exchanger plate pack has been on order since March 1 from WCR. It was supposed to be shipped by March 15 but they missed that date. Latest information is it will go out by Friday, March 18.

Telephone Lines

The lines have been located and the changes made eliminating three phone numbers and joining others into a single line, as described in previous reports. CenturyLink has been notified of the changes we are making however they are extremely slow and difficult to deal with when it comes to service matters. They requested a new "Letter of Agency" detailing who is to be given authority to modify the VillaRosso account. A new letter has been sent assigning this to me and Charles, and removing Sandy. Multiple requests have been made to CenturyLink but as of this writing still have not realized the changes we are requesting:

- Delete phone numbers 720-529-1407, 720-529-1456, 303-771-2268.
- Add long distance to 720-529-8261.
- Make all lines basic service with the exception of 720-529-8261 which needs call forwarding.

One thing that has been accomplished is the termination of long distance service by MCI in favor of CenturyLink on the entry system number. Residents are now able to use their out-of-area cell phones on that system. So far three have taken advantage of this.

ADA Automatic Doors

The doors were installed on January 27 and I have heard nothing but praise for them. Everybody loves the easy access.

Design Mechanical

I'll be meeting with several HVAC contractors in the next few weeks to find a more productive and reasonably cost effective substitute for the company we have now. Hayes Mechanical and Broomhall Brothers will come by the week of March 20 and we will discuss the power burner, the cooling tower, the electronic control, and general maintenance philosophy.