

# Manager's Report

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## Items Touched On in the Last Meeting

- Charles gave an impromptu review the meeting with councilwoman Kendra Black:
  - Lot east of VR is no longer in the Tech center. It is now zoned for high-density housing which is why the new buildings are so close to Belleview.
  - The reason Friedman is holding the number to 29 in his new version of Phase II is because more than that Denver requires providing a certain percentage for low income housing be provided by the builder, or pay a fee. The downtown "Spire" paid the city \$3 million dollars to avoid the low income housing requirement.
  - There is no open space zoned in Denver, everything is up for development.
- Money budgeted as Special Projects was not specifically allocated to the monthly disbursement because there was no plan when the budget was formulated. When an item from Special Projects is paid, that amount is then allocated to the month the special project was completed.
- It was recently disclosed by the manager that a replacement key for the exterior door to the trash room was provided to a driver for Waste Management. There was a concern that represented a security risk. It was pointed out that that key opens only that one door to the trash room from the outside and the interior door remains locked, accessed only by a resident's fob.
- A question was brought up whether we have copies of leases for all renters. I have collected leases for all new renters and some existing, but certain long time renters (more than 2 years) that were missing are still missing.
- The newly enforced requirement for homeowners to leave a deposit when renting their units: All rentals that have turned over while I have been here have been collected.
- Update on the new filters in the Make-up Air Unit (MAU). The new, higher efficiency MERV13 filters are working well in the MAU. I bought a manometer to measure the effect between the old MERV7 filters and the more restrictive MERV13 and found almost no difference. Also, as the filters are getting dirty there is still almost zero change in pressure indicating a change in filters is not yet indicated.
- CW Industries HVAC Controls: no remote monitoring of the existing controls is apparently possible, and no modification of the programming or adjustments in set points is possible. I am looking into replacing the system before it breaks down, or at least finding a reliable and capable service company to call if such an event should occur and we need service. The original facilitator of that system, CW Industries, is apparently not capable of doing it. Bill suggested we look into replacing it with a unit from a major player in the control system industry, such as Johnson Controls. I mentioned that Design Mechanical submitted a quote about 3 years ago that totaled around \$14,000.

- Bill suggested that it might also be time to begin looking for a replacement for the access control system that is seriously outdated. It was recently revealed that upgrades to that system by the manufacturer will not be forthcoming. Continue use of that system will require maintaining a computer running Windows 7 when Windows 10 or some other computer upgrade is done.
- Trash Chute Lockout System: The company DustCo submitted a quote to repair the lockout system in the trash chute doors so when a switch is activated in the dumpster room the doors are automatically locked. Their quote was \$1,678.00, however the quote was for floors 2-5. I asked for a revision of the quote to include floors 6 and 7 and they came back with a number more than 2 times higher: \$3,878.00.
- Charles suggested to have Waste Management trade out our old, very dirty bins with new, clean ones.
- Bill: Light pole in the north parking area knocked over by trash truck on Saturday. Rob disconnected the power to it and moved it off the parking lot. Rob got a message from an insurance guy from Waste Management indicating they are accepting responsibility for replacing the pole. Charles is getting a price for a matching pole and fixture. Conserve-a-Watt can provide a price for installation. Pole should remain on the ground until the claim is closed.
- Susan K: north elevator on P2 door frame is crumbling. I am seeking for a contractor to caulk the joint between the deck and elevator shaft on P2 which is causing the water infiltration. Also there is a similar spot on the north stairwell as well.
- Susan K: Power washing white spots on bldg. Rob: haven't researched that specifically although I have asked some contractors about their interest in doing that type of project. I did have the painters who spilled paint at the front entry to try a spot on the brick and it did clean up fairly well.
- Susan K: Research security cameras/upgrade. Rob: recently installed CAT5 cable to boiler room and installed several of my own cameras on the roof and inside the boiler room.
- Susan K : have a meeting with DTC design committee regarding the new building. Charles has contact info with Arch control Committee and the contact person. Charles will set that up.
- Bill: Stucco inspection/repair. I authorized CAM to go ahead with their quote of \$1,690 to do this work but they said they could no longer do it off of ropes and quoted the same job using a man-lift. Their price went up 3-fold. Possibly they lost their rope guys and now wants to use a man-lift. Need to find somebody to inspect the building and do the work. Rob suggested VR rent a man-lift and find a caulking contractor to do the work. Charles said rather have a contractor include the lift in their bid. Bill said \$25,000 is in the reserve study to inspect and repair the whole building, windows and expansion joints. Charles suggests asking nearby contractor working on apt buildings if they have a sub that we can get. I said I will go to downtown to Smalley industrial caulking distributors and ask for recommendations.
- Bill: recommends a defibrillator device be installed in the building. He wondered out loud about liability involved with that but indicated the good seminarian law would limit that exposure. He offered to research the cost and feasibility of installing an AED device in the building. Questions arose about training and qualification for people using it. The machine is designed for the novice to operate. I mentioned that an article in a magazine from CAI did not have very positive things to say about it with regards to liability (not the person's lack of ability but a less than positive outcome could bring a lawsuit blaming the association in some way, such as why wasn't one installed on xx floor instead of xx floor...).

## Power Burner



**Figure 1 - The newly refabricated cylindrical section of the power burner that is inserted into the boiler. The end that is designed to induce the complete combustion of fuel has been restored.**

Frost Line Mechanical installed the new Power Burner on September 16. It was none too soon as nights were getting a little cool, sometimes down to the high 40's.

The boiler fired up without too much difficulty and all systems were operating within normal design parameters.

A combustion measurement was performed which showed good efficiency. Time will tell how much improvement in fuel efficiency is realized but just from the sound of it, there is a more robust roar when it is operating than we had before. I'm not sure if that means anything or not.

## Video Surveillance



This image of the front entry is from a new IP camera I installed in the vestibule. The view faces the door and entry system, away from the often bright light of the windows. The camera has many advanced features including multiple video streams at different resolutions, among other things. My idea is to try this equipment out as a “proof of concept” type of thing and also to educate myself on the latest technology in the video surveillance industry. That way I can advise on the best possible choices for an upgraded surveillance system to replace or augment the existing one.

The highest resolution of this camera is 1920x1280 out of 9 configurable outputs. 1920x1280 is higher than a 1080p HDTV which is important when you enlarge a portion of a picture to identify something or someone. (The resolution in the existing system is somewhere around 252x240). This high resolution is actually too high for this entry and so it will default to the next lower 1280x960. The high resolution does take up a lot of bandwidth. This makes it suitable to the in-house network and a computer directly attached to the internet, but the lower resolutions will deliver a very good picture and reduce the amount of bandwidth associated with downloading a video over wifi, and especially mobile phones. The resolutions are user selectable from a drop-down list on the upper corner of the application.

Some other really cool features of this camera:

- Support for “Edge Storage” to an onboard micro SD card so each camera can store their own video outputs.
- Support for recording to dedicated network-attached storage device (NAS) – eliminating the need for a DVR or NVR.
- Robust on-board analytics including built-in motion detection, multiple tampering alarms, masks and custom views, which also eliminates the need for a DVR or NVR.
- POE which makes it easier to wire up.

This view is available on the internet now:

Go to the IP address 8.42.69.118  
Log in with the user name *guest* and  
password *villarosso* (all lower case).