

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
MANAGEMENT REPORT
June 15, 2021

Enclosed for Board Review

Minutes from 5/18/21

Financial statements as of 5/31/21

Violation Report

Work Order Report-electronically only

Landscape/Grounds Items

- Spring landscape walk has been completed with Landscape Concepts. The proposal was not yet received at time of meeting preparation; however, the work will not be completed until the Fall after the roofs are replaced. We plan to walk again in the Fall in order to have a proposal to use for the 2022 budget process, only removing dead shrubs around garbage corrals and closing enlarged planting beds with turf.
- Balance of concrete walks & stoops replacements that were not completed in 2020 is pending scheduling by K&M Concrete. These will be done after the roofs are replaced.
- Entrance sign painting was delayed to the Fall due to all else being done in the Spring/Summer.
- Tennis Court refurbishing presentation has been put on hold until State/Governor relaxes gathering restrictions and Board decides to reopen the clubhouse and have in-person Board meetings.

General/Building Maintenance

- The Roof Replacement Project coordination continues. Supplemental communication to owners is being reviewed by Inside Out for accuracy and draft communication is on the agenda for Board review. The engineer has also drafted communication for the Board and Owners to indicate there is no choice in the matter of increasing insulation as the City is now enforcing the code upgrade. Inside Out expects to start shortly after 4th of July.
- Balcony replacements project by Straight Line Contractors is moving forward. Straight Line has completed the 6 balconies from last year's phase and has obtained the permits for the next 12 balconies to be replaced. SL is working with K&M Concrete to get the piers poured and will probably wait until after the roofs are replaced to replace the next 12 balconies.
- 1171 Bunker Hill foundation repairs by Atlas Restoration has been completed; final report is pending. AIC consultant was onsite to check on the progress during the repairs at no extra charge to the Association. Preliminary report is that the piers were poured, and the drainage was repaired as contracted. The piers did need to go deeper than expected because they needed to go down to solid ground, which was deeper than they originally anticipated. This will result in an estimated additional \$4,000-\$5,000. We will know final numbers when the report is finalized. Report and final cost will be forwarded to the Board upon receipt.
- 1200 & 1201 Bunker Hill electric meter socket replacements are yet to be scheduled by Haynes Electric.

Pool & Clubhouse

- Pool opened over Memorial Day weekend. Lifeguards are starting to “man” the pool on Saturday, June 12th. Pool attendants reported a few glitches, but nothing major. Changing pool protocol is on the agenda for Board review.
- Pool Opening Process continues to evolve. Attendant meeting was held on Thursday, 5/27 to review policies and procedures. Every year we get closer to a set protocol.
- Clubhouse opening for parties and meetings is on the agenda for Board discussion.
- Clubhouse steps and pool deck resurfacing quotes are being updated to be reviewed in the Fall.

Miscellaneous

- Insurance renewal options are on the agenda for Board review.
- 2020 Financial review regarding 2019-year end reserve contributions is on the agenda for Board review.
- Lower cost Waste Management contract as discussed at the May meeting has been put in place.
- Storm Door Rule Compliance walk by Management was not completed due to excess roof project issues. Management will attempt to complete the walk in June.

Respectfully submitted,
Association Partners, Inc.