

LAKE FOREST PROPERT MGMT REPORT 4/29/2020

About mid march the board decided to close hot tub area due to Covid 19. The hot tubs were locked but maintained daily for safety. Daily monitoring of hot tubs continued for safety. With the lack of activity around hot tub area, birds were attempting to build nests. we have been deterring birds from building nests daily.

WE are planning to open hot tubs 5/4/2020. Our hot tubs are 10 feet apart so family's can maintain social distancing while enjoying the Hot tubs

Changed 0 light bulb.

A full trash sweep of the lake forest property.

Cleaned all entrances and swept trash room.

Removed ice melt buckets out in front of blds A,B,C,and D

Trash pick up has been doing better. No issues to report

Bats have become a major topic and there is a lot of conversation about our Bat issue. We have hired Chase wildlife to do some monitoring of our bat activity. Chase wildlife has been contacted in the past and they can help with controlling bat activity. Plan is to minimize Bat activity around our community by making changes in our environment, so we have less bat activity.

Fire alarm system has gone wireless and we have had only 1 issue since Feb.

Snow removal was a large expense this winter, February was a record month for snowfall in summit county. The board is discussing ways to save money on snow removal.

Roof ventilation has been discussed, some roofs at Lake forest have no ventilation. Ed with Excellent construction is looking at ways to improve ventilation in Attics. Ventilation is key to limit condensation.

Spring projects.

1. Construction debri clean up especially rear lawn
2. Hot tub sand filter cleaning and repairs
3. Power washing all entrys cleaning all light fixtures in entrys
4. Front entrance sign repairs and new lighting

Thanks for your business!

Keith Mcbrearty