

Lake Forest HOA

Maintenance Committee Meeting

Maintenance Project List

December 15, 2022, Tuesday 5:00 pm

Item #	Maintenance Issues	General Category	Cte Point Person	Total Cost (est.)	PRIORITY SCORE	STATUS	Comments
17	Triennial Roof inspection, Garages, Spa Building	Ongoing Maint	Anastasia		12	Due Diligence	Need Estimated Useful Life for reserve analysis. Need complete (identify subcontractor and report back
18	Building D 304 Flood 1/27/2021--HOA Insurance oversight	Small/Med Project	Skip	NA	12	In Progress	Completed. Insurance claim closed.
24	Building D 302 Flood 2/24/2022--HOA Insurance oversight	Small/Med Project	Skip		12	In Progress	D 102 & D 202 closed. Ed is working on D 302. D 302 has not signed Insurance Proceeds Agreement.
25	Building B 304 Flood 3/1/2022--HOA Insurance oversight	Small/Med Project	Skip	\$ 10,000	12	In Progress	Belfor walked away. Ed is completing last items. Need to reimburse owners for damaged items. Skip is still negotiating Belfor's invoice for work not completed.
26	Shed roof, Building B-D meters: repair of shingles, flashing	Small/Med Project	P Shaub		12	Due Diligence	Meter roofs need metal replacement in the future. Need price from Ed.
27	Retaining walls behind Buildings E&F: Monitor	Ongoing Maint	Anastasia	NA	11	Spring Project	Set up bi-annual measurements now; Strategic Fence did initial measurements; Anastasia(Site Manager) to monitor 2x/year; report to MC
47	3rd Floor Tenting of attic water pipes all buildings	Large Projects	P Shaub		10	In Progress	Tenting Completed. E 303 touch up painting need to color match. Ed needs availability date from Skip to complete.
51	Spa & Garbage Buildings cabling & surveillance	Large Projects	Ron Crist		9	Due Diligence	Parts ordered. Start 10/4
54	Concrete waterway (W of Building E) deteriorating	Small/Med Project	P Shaub		6	Due Diligence	Punch List Item from Ed. Negotiate with Ed and report back.
62	Re-Stain Stair Landings	Small/Med Project	P Shaub		6	COMPLETED	Completed. Stairs A-D need cleaning.
70	Explore Solar / Renewable Energy for Community	Large Projects	Willy		6	Due Diligence	
73	Pozloc Sprinkler System Replacement - Remaining Bldg. B & Bldg. A,	Large Projects	Doug Weigand		6	In Progress	
74	Timber Stairs Between E & F Add Tread Cap	Small/Med Project	Willy		6	Due Diligence	
75	Dryer Vent Cleaning	Small/Med Project	Willy		6	Due Diligence	Thane raising issue with while replacing dryer....should maintenance committee take on project. Does owner performance create liability for rest of community.
76	Concrete Heat Cabling: extend to front of vestibules	Large Projects	P Shaub		5	Due Diligence	
77	Check into Electrical Upgrade	Large Projects	B Seibert		5	Due Diligence	Need more capacity due to snow/ice Melt. Power unavailable without reaching back to transformers.
78	Roof ice build-up: study fencing, heat cables mitigation	Small/Med Project	B Seibert		2	Spring Project	Communicate responsibility of addressing icicles as part of ownership responsibility along with deck. Signage. Monitor for severity.
79	Aspen Trees						
80	Hot Water Heater Replacement Program						