

Aug 16, 2006

GROUNDS AND MAINTENANCE

Three reports appear below:

Log Restoration

Talked to Jeff at M&M Wood Restoration and they are now out of Wenatchee, WA. He said they had been out here 4 times and have given bids (one \$40,000) in 2000 when True Logs did the job. They were also here in 2005 and talked to Mo. She wanted a piece meal job and they weren't interested. He said at the time he pointed out the problem with the sprinkler system hitting the buildings and ask if it had been fixed yet. I told him yes, but just this summer. He said he would be glad to do the job but probably the bid would be between \$50 & \$60,000 now, as prices have gone up. I thanked him. He indicated he knew the square footage and he knew about the dry rot and the need for cleaning& stripping. He also talked about an injection into the dry rot areas to stop the deterioration.

Talked to Jim at True Logs Homes. He said Pearson Construction put the buildings together for Osberg Construction.

True Logs does make scabs for replacing dry rot.

Talked to Jim about the logs protruding outside the end of the Clubhouse. He said the ends would look very ugly and would need to be caulked up. He said there are some good products which will stop the dry rot and they should be applied. He also said they would make the replacement scabs for the ones we have bad. He said Pearson Const along with Osberg are the ones who cut the end finishes as his company always made logs longer than needed so as not to have any short. Field installation were the ones to cut to length. We talked about the alignment pins (metal) and the possibility of hitting one when cutting off the ends. He said if we did, just get a grinder and cut through it and go ahead. He said there should not be any that close to the end of the log.

Report on PUGET SOUND ENERGY, Small Business Lighting Rebate

On 8-8-06 I talked to Ron Delcamp of Brite Solutions about the survey he did for Puget Sound Energy. He explained that the approval has come through and that he was ready to do the job when we were ready. He said it had been set up to do this fall, by the manager.

I asked him to send us a copy of the approval as we had not received it. He said he would, but to this date I have received none.

I told him we had a new Board of Directors and a new Manager and that he would be working with me. I told him this job would not be done in the near future. He said ok and when we were ready, he would be. No contract had been let out.

With the electrical background I and others I know have, I decided to look at our lighting in each of the buildings. I got with Peter Shea and Billy Jordan. We looked over the entire system. I gave each of them a copy of the survey and asked them to tell me if this work was necessary. Each of them told me that it was not needed. Each of them told me there were a couple of things we could do to improve our lighting and reduce costs a little. They suggested a couple of sensors and change out some frosted 100 watt bulbs to 60 watt clear. The bulbs have been changed out. The sensors should be looked next year.

They both assured me we already have the most economical lighting that can be purchased. I agree with them and recommend that we do not do this work recommended by BRITE SOLUTIONS.

Report on tree removal

The Board of Directors authorized removal of 3 trees which were troublesome for park members and neighbors across the fence. These trees were also damaging the fence. They also authorized trimming of 5 other trees.

Three bids were received after a walk around with each contractor. I explained the work to each of them and examined their license and insurance.

The bid chosen was the lowest bid and the most impressive company. I had failed to show Mr. Rawls one of the trees needing trimmed so the actual cost was 1500.00 plus tax or 1626.00 for the total job.

The bids were:

Rawls Cutting and Tree Service:	\$1350.00 plus tax
Western Star	\$2160.00 plus tax
Tree Tech	\$3500.00 plus tax

The job is completed *and stump/root* killer has been applied.

Charlie