# **Buck Creek Condominium’s**

 Association Managers Report

Deferred & Past Projects:

1. Parking structure & property walk-throughs #1-2 completed a week.
2. Driveway entry: Sun-Up Seal coats to return this summer to apply asphalt oil sealant to new trench and top of east side staircase.
3. East Staircase re-build. Gore-Range double checking bid for and cost change but at the time of discussion, Jay believes no change would be made. \* If it is decided to update scrubs & gore-range is used for that work. This could drop the price as they will need access to the retaining wall connected to the east staircase.
4. Trash changed from Vail Honey-Wagon to Vail Valley Waste.
5. Obtaining bid for top of parking structure to repair drainage issues, repair broken concrete down above storage rooms, & seal the top to prevent anymore water from entering the lower parking structure. This bid will also address the exposed and loose electrical wiring going to the light poles up top.

New & On-Going Property Projects & Improvements:

1. Waiting for Comcast to complete a site visit for parking structure WiFi, which will allow me to install a security camera at the trash shed.
2. Storage A101: Once concrete up-top is sealed and repaired, CraigStar will handle door replacement to storage due to water damage.
3. Top section of parking structure: Parking gate. Obtaining bids and will have spreadsheet of bids once all bids have been received.
4. Landscape committee: Obtained bids for the following: Tree maintenance & removal, as well as Shrub updating & removal of specific bushes & lilacs. Goals = Water usage, Fire-mitigation, & overall tree health. We are waiting for Gore-Range bid as they were just on property 5/10/2023. Gore-Range to provide pictured examples of what they would suggest for replacement of shrubs.
5. Introduce new office coordinator “Peter Russell” & allow him to introduce himself.
* Peter Russel’s contact email: CraigStarPR@CSPImprovements.com
1. Repair of parking light pole at the top of structure. This is to be included with the concrete & drainage bid. If CraigStar can complete for a better price, then I plan to provide a bid to do so.
2. Up-keep of Main Buck Creek Condominium sign: Painting
3. Obtaining bids for window cleaning as whomever from last year from what I understand could have done a better job. These bids will be put together on a spreadsheet for board to decide.
4. Fireplace yearly service: Working with owner of Chim Chimenee to make sure the old material that does not hold up well is Not used on the property going forward. We plan to send out an email to all owners 1 week before service is scheduled and confirmed. I did reach out to other companies and will follow up there to see if we even have viable replacement options. This is to one have the standard of more than 1 bid and secondly to see what materials the competitor uses.
5. The new backyard fence from TOV is completed. The BC section could use an update to

obtain a uniform look. If all agree I’d like to get bids for our section of fence out front?

* Gore-Range will assess the damage to grass on the south-east side of lawn by pine tree. Jay, the owner of Gore-Range said its possible nothing needs to be done, but they won’t know for certain until grass fertilization and watering for a few weeks to know for sure if this damage is something I need to have corrected by TOV.
1. Irrigation water meter. Andrew was nice enough to investigate this further and was able to obtain a ballpark number. I plan to get this bid and 2 others, if the board would like to discuss it further. Main reasoning is water usage expense and the ability to accurately track it. This may be useful should the landscape committee decide to move forward with shrub updating.