
Terraces Management Report

August 2019

Property Management Items

1. **Drains, Gutters, and Downspouts**- Covers are being built for the boiler vents outside of unit 500-600 building and unit 700-800 building. These covers will prevent the vents from being damaged during the winter time. The other drains, gutters, and downspouts are in good condition.
2. **Trash & Recycling**- One recycling polycart has been destroyed by bear activity. Bruin waste management will be replacing it. There were no trash incidents reported to Catapult in August. We would like to thank the residents for taking their trash out the morning of to prevent bear's from breaking into trashcans.
3. **General Indoor Common Elements** - Contractors have repaired, replaced, and painted drywall damage in Building 700, 1200, and the Garage. Ajax janitorial service is keeping up with maintenance room cleaning as well as common area cleaning. The rest of the common elements are in good shape. New recycling signs will be put up inside each building soon.
4. **General Outdoor Common Elements** - We have finally found an electrician that has time to come and repair the broken lighting fixtures. This work will take place in September. The rest of the outdoor common elements are in good condition.
5. **Exterior Buildings**- The staining project is underway and should be completed in September unless there are any major setbacks. So far, the work looks great.
6. **Landscaping** - Nothing new to report regarding landscaping. The flowers are holding up nicely. The landscaping will stop being maintained as snow begins to fall.
7. **Roof**- Elk Mountain Property has finished all roof repairs which includes cleaning/resealing of all gutters, resealing of vent pipes & snow bars, re-tightening or replacing screws as needed, and replacing 400 ft of heat tape. The roofs are ready to go for fall/winter.
8. **Mechanical Systems**- Boiler/mechanical systems will be inspected in September by Reid Rutherford heating and plumbing. It is important to have these systems shored up before the winter season rolls in.

Inspections

1. **Reserve Study** - Mike Kelsen has completed his final inspection of the Terraces and has sent the reserve study to the board for discussion.

Board Initiated Tasks & Other

Capital Projects

9. The staining project is nearing completion and should be finished in September. Boiler vent covers are going to be installed outside of the 500 and 700 buildings.
10. Repairs are still on going in units 901 and 1001. The contractor expects to have unit 901 finished by the first week of November and unit 1001 finished during the third week of December.
11. Installation of the sump pump has been approved by Telluride Ski and Golf as well as the Terraces general counsel. The pump is expected to be installed by the end of September or early October.
12. There continues to be confusion regarding the new LCE designation with owners and property managers. Catapult suggests sending out a formal update via email/USPS updating everyone on how the new designation works.