

## February, 2016 HOA Meeting Items

### Completed:

1. A steam relief valve and a section of pipe in unit C's storage room were replaced.
2. The hole in the wall around the steam pipe in the front staircase was repaired.
3. The railing at the top of the rear stairs was replaced.
4. The building was painted.
5. A brick gutter to channel heavy water from the light well was installed.
6. The lawn was raked, new ground barrier was laid and wood chips replaced, the tree in front was trimmed, a small tree was planted, hens and chicks were planted in the stone wall.
7. A large crack where the sidewalk meets the building behind the meters outside unit A's storage room was filled with concrete.
8. Damage to unit B's front room ceiling due to leakage from unit D's balcony floor was repaired.

### Needs work:

1. The basement needs tuck-pointing.
2. Unit B's rear garage wall needs some tuck-pointing. (Serious damage here. Bricks will very soon collapse!) Units A and C should also check their rear garage walls as damage seems to occur where walls are behind dirt.
3. Spring lawn cleanup will need to be scheduled.
4. Nails in the rear stairs need to be replaced with screws. The rear stairs need to be treated.
5. The exterior front door is not closing/latching properly and should be adjusted.
6. The front wrought iron gate is not closing/latching properly and should be adjusted.
7. The rear fence needs to be strengthened. Posts may be rotten at the base.
8. The garage gutter needs some silicone work at several seams.
9. There is a sink hole in the south yard that needs filling.
10. Wood panels just inside the interior front door need repair.
11. Realtor's lock needs to be sawed off the front gate.

### Possibilities:

1. Design and install a drainage system for the rear stairs to work with the current brick gutter system.
2. The panes on the large window at the front of the building panes should be razor-scraped to eliminate accumulated paint. The window should also be washed!
3. Carpet the front stairs. (Vicki)
4. Replace the bull nose at the top of the front staircase.
5. Repair stair/stringer separation at the top of the front staircase.
6. Stain and seal stairs before carpeting.
7. Stain and seal the sill at the bottom of the big front window. (Richard)
8. Break-ins in Denver are rampant. They are organized and occur daily. The inside lobby door is our first line of defense. Please keep it locked.