

## Architecture Committee Report, HOA Board Meeting, October 2023

### Maintenance/Replacements completed since July Board meeting (and the cost)

1. Wider rear downspouts – units 11,12,14,18,39 (\$638.75)
2. New front gutters, downspout, leaf guards – unit 32 (\$716.50)
3. Skylights – two at unit 3, one at unit 23 (\$4500)
4. Window wells – two at unit 15, two at unit 39 (\$6400)

### Maintenance/Replacement approved quotes since July Board meeting (and the quote)

1. Fix warped surface of deck - unit 32 (\$75)
2. Wider rear downspout - unit 13 (\$94)
3. Replace rear gutter – unit 35 (\$275)
4. Clean all gutters – all units (\$800)
5. Fence – fix at unit 16 (\$650)
6. Gate Latch – fix at unit 21 (\$50)
7. Fence – replace at unit 29 closer to that unit (\$2160)

### Maintenance/Replacement work awaiting quotes

1. Paint garage doors - units 9,26
2. Repaint peeling window frames – 83 windows total on 30 units
3. Fix leak over porch and repair damaged fascia boards – unit 2

### Approvals for Owner-installed improvements

1. Repainting of entire exteriors –units 3 and 4
2. Replacement of five exterior lights – unit 4

### Commentary

The emphasis on downspouts and gutters was in response to problems arising from downpours in a summer with the greatest total rain fall ever recorded in Fort Collins. The units chosen for replacements, with one exception, were in areas with relatively large trees and had repeated gutter overflows caused by clogged downspouts. Leaf guards were installed at unit 32 as a test of whether the presence of these guards would eliminate the build-up of leaves in its gutters, without leading to other problems associated with having the guards.

#### Looking ahead to 2024

There still may be enough time to get someone to paint the two garage doors before winter weather. Getting the 83 peeling window frames painted, however, is very unlikely. That, then, becomes a very high priority for next spring.

For the problem over the porch of unit 2, we should contact a new roofer or handyman to look at it. The problem had already been identified in January of this year.

Another batch of window-well installments will be done in 2024. This includes two at unit 40 and half of the remaining 15 other wells not yet done.