

**M59 Maintenance Meeting
Tuesday, June 11, 2019
MOD Large Conference Room
800 Rockview Dr.**

President Jodi Rice called the meeting to order at 1:30 P.M. in the MOD Large Conference Room.

Present: Directors Vic Vigil, Bunk Sicotte, and Linda Fletcher, MOD Maintenance Manager Rick West, and resident Philip Dowling

ELEVATOR: Dave Peake, MOD, let us know it was not working correctly today at 5951 AW.

FIRE ALARM TESTING: Some residents complained they were not warned. Rick said these are surprise checks, and we're not supposed to be warned.

WALKWAYS: Vic and Philip will do a walk-through to find slip-and-trip issues in our walkways.

LANDSCAPING: Rebecca Pollon, MOD, joined us to discuss mulch and weeds. Following a request by a resident on the west side of 5961 AW, the board agreed to mulch an area 6 feet wide along the top of the slope, on bare clay where weeds have been cleared. Gorilla hair is not recommended by the fire department, so the new darker mulch will be used to improve appearance, retarding runoff and weeds. To control weeds, we've requested that Brightview not use Roundup in M59. They use a combination of:

- a) Barricade pre-emergent (prevents weed germination without killing vinca),
- b) orange oil (kills top growth but not roots), and
- c) hand pulling (labor intensive).

ELECTRIC VEHICLES: After discussing alternatives, the board agreed our current EV policy is adequate.

INTERMITTENT LEAK: in garage parking space #58 at 5913 HC will be investigated by Rick.

BREEZEWAY COATING AUTUMNWOOD: A-ONE received positive feedback on breezeway coating, after a week and almost a full day unannounced delay, and once they understood the efforts residents made to clear the breezeways and rearrange their calendars to accommodate the work schedule. Linda will thank Jaime and Lisa at A-One.

POOL: filter will cost \$1900, pump \$1600. A crew is digging through concrete to find the leak in the equipment room. The spa will be posted "out of order" for a while. Classes continue all summer. 5954 ROTOROOTER spent June 5th/6th replacing the valve to repair the major leak.

WELCOME PRESSUREWASHING JOBS: approved by the board in May will be done in early July.

DRYER VENT CLEANING: on AW is not scheduled yet. The board will need to change policy wording from "annual" to "biannual" since fire department recommends biannual for multi-story buildings.

WINDOW CLEANING: by Fish left lines and spots. Rick will get an estimate for 2020 including a final wipe or squeegee. They received positive feedback on their handling of screens for residents.

OPERATING COSTS: Jodi will contact Tess Molina re the quarterly fee for Denelect that Mary Jane is questioning, also Rebecca's phone bill for irrigation, and the two pool phones we're charged for (we only have one).

5951: Rick will have plastic devices on walls taken off and the paint touched up.

BULLETIN BOARDS: Jodi encouraged directors to remove out of date notices from boards.

MOSQUITOES: Jodi will contact Vector Control about mosquitoes at 5951 and 5913.

The meeting was adjourned at 2:50 P.M.

Linda Fletcher, Secretary, M59 Board of Directors