

TAHOE DONNER SKI BOWL CONDO ASSOCIATION
MANAGER'S REPORT
APRIL 13, 2013

1. OVERVIEW: No snow does not mean no issues. While the volume of snowfall was minimal this season, we did have long periods of extreme cold. We had numerous frozen pipe issues within the complex. The HOA is responsible for frozen pipes to the unit. It is the member's responsibility within the footprint of their individual condo unit to monitor interior pipes. Owners, who fail to follow the winterization rules, will be billed for staff services or contractor services.
2. TAHOE DONNER PUBLIC UTILITY DISTRICT: Please be advised that there is one utility closet in each of our buildings to house the main electrical shut-off and meter to each unit as well as the main connection for cable and phone lines. We are working with PUD to identify the location of the closets, so in case of an emergency, PUD or the Fire Department can locate the panels. We have put up signage on each building – "TDPUD PANEL".
3. ENFORCEMENT: Since the first of the year, staff has issued four warning letters and levied and collected three fines.
4. COLLECTION: Staff has followed legal protocol on collection activity on one member resulting in a payment schedule to cover arrearages.
5. SNOW REMOVAL: Staff received one major complaint this season that was addressed by the Board. We also received numerous positive compliments. Staff hopes to develop a new notification system with the Board for the 2013-2014 season.
6. STATUS REPORT – PREVIOUS APPROVED PROJECTS:
 - a. POOL DECKING AND STAIRS: Staff has removed the stairs and (approx. 200 sq ft) decking common to the clubhouse. The entire underpinning and foundation concrete were replaced. The decking has been replaced. All of the stair stringers, risers, and threads have been replaced and painted.
 - b. WATER INTRUSION: Staff has repaired several leaks around windows.
 - c. WINTER TO SUMMER CHANGEOVER: Staff has completed approx. 60% of the changeover. Target date for pool opening – Friday, May 24 (Memorial Day) weekend.