

## July 2019 Manager's Report

I would like to clear up some confusion regarding communications to the Board or RTC. First, they must be submitted before the Agenda Planning Meeting (Usually the Monday before scheduled Meeting). Some issues are time sensitive and need to be handled before a scheduled meeting. All other communications are held, read and dealt with at the scheduled meeting. If you submit a communication to the BOD or RTC I would recommend attending the meeting, that is where the communication happens, and decisions are made. If the BOD or RTC needs any more information that would be the time for you to answer questions or concerns for them.

**NOVAK Environmental (NES):** Danny has been helping Rich change out the broken valves this year. Since we have had 5 or 6 valves replaced in the last year, they have recommended that we start a five-year plan. The 5-year plan would change out any remaining old valves and the saddle valves. We could start in the areas where we have had reports of low water pressures and move our way around the club. These valves are all getting to be 30+ years old and the glue is starting to fail. This will be discussed with the budget committee in the fall.

Novak has picked up the new alarm systems for the lift stations, they should be installed by the end of the week. There will no longer be an buzzing alarm, just a faint flashing light. The system will automatically call NES and they will determine if a trip out to the property is necessary or if it can wait until they are on property the next day. There will be no need to call them anymore, as the system does this automatically.

**Violation Notices:** Back in May the first round of violation letters started going out. I sent out 11 violation notices for dirty/moldy homes and/or roofs, all have complied. I had a watch list of homes and they should be receiving a notice soon.

I also, have sent 12 violation notices out about No tags or Expired tags in the 5 Acre storage area. Most did comply by the July 15<sup>th</sup> deadline, but a few have not and further measurers will be taken.

**Woodshop:** Since the new saw has been purchased and set up in the woodshop, we are starting the next phase of the project. I meet with American Wireless on Tuesday the 16<sup>th</sup> and they gave us a quote to install the camera, that contract will be signed after the meeting. I will try to have the lock smith here next week to change the locks. For those that would like a key for the woodshop they must see myself or Dick Lyford, you will sign the agreement (agreed on by shop guys/gals) before receiving a new key.

**AED:** For the past couple years Connie Garrison was overseeing our AED Machines. Since she sold her home in KGC we do not have a resident (That I am aware of yet) in charge of these. Rod sent an e-mail asking if we were on track for battery replacements in August. I am looking into what if anything needs to be replaced and when. I have been told there is a file in the fitness room lockers, but we should have a resident who is trained on AED/CPR in charge of these for the future.

**Freezer:** The old freezer that has been sitting in the Poker Room for the last couple of years has been moved to the storage closet in the fitness room. That storage room has just collected junk since the kiln has been removed. This will also make it easier at Fair time for the food court workers. Since the leak started 4+ years ago the poker room has been in disarray and once the leak issue is settled, the Poker Room will be painted and the pictures re-hung.

**Lighting Around Pool Area:** We have had several lights in the pool area damaged by storms, we cannot replace them with the same light fixtures as they were discontinued a few years back. Rocky and I are working with CED to get new light fixtures around the pool area. We should have more information before the next BOD Meeting. Then we will work with the budget committee to replace/upgrade the other fixtures in the walkways around the common areas.

**Signs Front Entrance:** You will hear and see a proposal for replacing the 2 realty signs and all the smaller gate signs later in the meeting. We did have another proposal to refurbish the KGC Sign, it is for Power washing, patching any cracks or holes and repainting. This proposal will be signed and sent over after the meeting today.

**SPA UPDATE:** The Spa has not been able to hold a descent temperature and has been closed. Symbiont was here yesterday and the whole system needs to be replaced. The current equipment is 12 ½ years old, Symbiont has given us a quote for a new spa heater and new plumbing to the spa (as needed to fit the new heater). We will keep everyone posted on when the spa will be up and running again.