



HOA #5 Board Meeting  
Clubhouse Boardroom  
January 9, 2024  
4:00 PM

Maintenance  
Page M1

### **Lamp Post:**

9520:

Owner contacted Peter saying light was falling over. Peter checked out, only to find that there was a mechanical issue with this post lamp. Made a quick fix to keep lamp on top of post. The next day I requested Larry's help in repairing the malfunctioning lamp. After testing the assembly in the shop, it was determined that the lamp assembly was working properly. We then focused on the photo sensor. In replacing the sensor, we found that the electrical box was misaligned with the vinyl siding which did not allow the new, larger sensor to fit in the electrical box correctly. We had to manipulate\* the box so the new sensor would fit. The new sensor and lamp were confirmed working with a nighttime walk by.

9540:

Owner reported the lamp was not operating. Found that photo sensor needed replacing. When replacing sensor, we found that the electrical box was again offset with the siding. \*Again, we had to manipulate\* the box so the new sensor would fit.

9560:

When checking for correctly working lamps at 9520 and 0540 we found that the lamp at 9560 was not working. Replaced the light bulb and lamp worked fine.

(Suggest changing light bulb twice a year needed or not, like batteries in smoke detectors.)

\* At some point the siding misalignment with the electrical sensor box should be checked in each unit and fixed if needed.



HOA #5 Board Meeting  
Clubhouse Boardroom  
January 9, 2024  
4:00 PM

Maintenance  
Page M2

**Other:**

15255:

Owner reported water forming a swimming pool by the rear deck. Landscape VP requested Maintenance VP's assistance in determining how best to correct the issue. Working with Tom and James from Rain or Shine Landscaping, it was determined that the solution would be a drainage system diverting the rainwater from around the deck out to the drain running out to Lakeside.

\* At some point the siding misalignment with the electrical sensor box should be checked in each unit and fixed if needed.



HOA #5 Board Meeting  
Clubhouse Boardroom  
February 12, 2024  
4:00 PM

Maintenance  
Page M1

9429:  
There was a hose bib uncovered.

9430:  
Pipe froze

9440:  
Neighbors checking on this unit while owner was on vacation. They found the furnace had quit working and water line froze. Owner contacted a heating company for a replacement, which was installed.

9480:  
Bathroom sink had an issue which was resolved by owner.

10205:  
Neighbor notice water running down the street from a curb drain. This was determined to be a burst hose spicket in the courtyard. Repairs were made when owner returned from vacation.

15235:  
Water pipe burst inside unit. Owners are arranging for repairs.

15265:  
Unusual noise was reported coming from the furnace. Resolved.