



Summerfield Townhouse HOA #5

Board of Directors Meeting: Maintenance Report October 14, 2025 Time: 4:00 PM

Balconies:

9420, 9450, 9500, 9540 inspected & upgraded with cleaning posts at the bases, cleaned, re-nailed & calked all brackets & painted except 9540 which was raised deck -could not refurbish. No evidence of any wear. Leaks to ceiling matrix. 9500 had railing & wood Railing – ½ wall refurbished, rotten NE boar replaced with 1 X 6 viny board. Wood wall dry rot at nail holes dough out and filled with silicone caulk, painted.

Three (3) units had bad flashing under door sills not watertight, I fixed. Unable to check the fourth unit as had wood trim under sill. Will monitor it. Floor materials all units checked out be Jed Jenson, Clearwater Construction Co. and said no leakage. existing floor coverings are Treco Product with 10 year life span. Company rep said great, it has lasted 19 years. When leaks start floor must be replaced by grinding off or replacing sheathing. Jed gave a rough estimate of \$6,000. for each balcony. The Maintenance group decided this year's project is completed. Next year reserve study shows replacement. Will research it till 2026. We would like the owners to help us answer the question. Shall we use the same material, change materials, or some other method?

2026 reserves show replacement. Research now till 2026 for proper coatings or change floors – suggestions by all owners are welcome.

Weather Care:

Prepare for cold weather; hose bib covers, foundation vents closed. If you have questions all maintenance members can answer.

Council: 15285

Owner showed me work done on water leak in kitchen floor. Insurance Co. & Restoration Co. working to get resolved. Left owner with unsafe sub decking area of plywood with splinters could cause owner to fall. Owner to get with Insurance Co. & Restoration Co. to fix quickly. Claim in 2nd month for repair.

Larry Blanchard
VP Building Maintenance

Gutter Guard Project Update as of 10/14/2025

South Side complete on Units:



9400, 9410, 9420, 9430, 9440, 9450, 9460, 9480, 9500, 9540, 9560, 15235

North Sides complete on Units:

9400, 9440, 9480, 9500, 9540, 9560, 15205

West Side complete on Units:

9440, 9500, 9540, 9560, 15205, 15215, 15225, 15235, 15255, 15265, 15275, 15285

East Side complete on Units:

9400, 9560, 9480, 15285

The Project has progressed well and will continue in the spring.

I have provided a map of the gutters that do not need cleaning to our Landscape Chair so this information can be given to our landscape contractor who is to be cleaning gutters of leaves and debris

Peter Frye
Project Manager