



Building Siding & Railing Project – Lakeside Special Assessment

Overview:

The Board of Managers of the APCOA has determined, along with input from several owners, that the condition of the exteriors on the lakeside of all three APCOA buildings is unacceptable and must be repaired and resided. In this document the Board:

- Describes and defines the problem
- Presents the solution that the Board has determined is in the best interests of the APCOA and the owners the APCOA represents
- Defines the investment necessary to solve the problem by implementing the solution and forecasts the assessment to be paid by each owner.
- Asks you for your Approving Vote on the resolution to proceed on this critical project.

The Problem:

Anchor's Point Condominium buildings are now over 25 years old and the exteriors on the lakeside have had minimal maintenance. Further, the exterior sheeting is of a composite material that begins to swell and crumble over time with exposure to weather. The trim around windows, the deck railings, and spindles are of rough sawn wood that warps, cracks, and deteriorates over time. As the siding and trim has deteriorated, water has seeped into the walls in many places, resulting in rotting inside the walls, and we know of several studs and plates that have been completely rotted away.

This normal deterioration has created many other problems in addition to structural damage and unsightliness: birds, insects, wasps, squirrels, and raccoons have been able to gain access between the joists (and between owners' ceilings and the floors of the owners above) and into the space over the decks. The Board has dealt with many animal incursions over past couple of years. The wasp problem is severe and will not be solved until the cracks and other openings can be sealed. Only then can we expect spraying to reduce the wasp and spider problem significantly.

The Solution:

The Board has explored and tried several different solutions in recent repairs. The intent of these construction options is to use materials which will require much less maintenance and maintain its color and uniformity over time.

Last year, bird infestations were so bad in the exterior walls of the 500 unit building that the Board retained a contractor to put siding on the end of the building. This siding became a test of Hardee board, a concrete, composite siding. You can inspect it by looking at the end of the 500 building (as you exit the parking lot).

Early this spring, the Board spotted a dangerous situation on the decks of units 460, 462, and 464. The support posts had warped and deteriorated to the point that there was a real danger of the decks failing. The Board recognized this as an opportunity to immediately address a safety issue and to test another composite siding and a metal railing system with a drink cap. This solution can be seen today on the southwest corner of the lakeside pool. Many owners who have seen this test area have commented on how nice it looks (and want to know when it will come to their units!).

Having analyzed these tests and the advantages and shortcomings of alternative approaches, the Board has elected to utilize:

- A high-quality Dutch-lap vinyl siding
- Aluminum cladding around windows (for durability and so that windows can be more easily replaced in the future, if necessary)
- A black metal railing system with drink cap
- Owners on the ground floor who have added stairs for lake access may purchase a metal gate. The gate and installation will be \$250.
Gates originally built on ground floor Pool Building units will be installed at no additional cost.

The colors of aluminum cladding and siding will be the same as current exterior colors. By utilizing the same exterior colors there will be no changes necessary to the colors within your deck. Therefore, the color standards for the deck will remain the same.

The board has sought bids from 3 contractors and has selected Tri-Lakes Exteriors. After talking to the other two contractors no proposals were presented to the association. Additionally, we have met with Michael Key; owner, Tri-Lakes Exteriors, and have a high degree of confidence in his ability and performance to complete the job in a professional and timely manner.

The contractor will remove and repair any existing siding that is swelled and has been clearly damaged by water and/or animal incursions, probing to discover hidden problems and replacing studs and insulation that have been damaged. Additionally, the contractor will remove existing railings and install the new railing system.

This project will NOT change anything on your deck except for the railing system. The siding and trim currently within your deck area will be the same. Only the lakeside front of the building will be sided.

The Solution: (Continued)

The Board initially looked at only the most severe areas for restoration. However, after looking at other areas and seeing additional areas in need of immediate repair, it became apparent that the entire lakeside of all buildings needed to be done..

- Proposal 1: Repair and apply new siding and rail system to:
 - Pool Building lakeside and both ends
 - Pool end of the Bridge View building
 - Pool end of the Cove building
 - Additionally, the side decks facing the pool at 462, 464, 486, 488 will be replaced due to the lack of a water barrier in the original construction.
- Proposal 2: Repair and apply new siding and rail system to:
 - Bridge View building
 - Cove building

Tri-Lakes would like to start as soon as possible after membership approval. The duration of the project is anticipated to be 3 to 4 months depending on weather.

The Investment:

The construction cost for this project is estimated at \$200,000. This includes the proposed cost of \$146,800; plus an estimated \$50,000 in overage to repair damaged areas prior to siding.

To finance this project a Special Assessment will need a vote of the membership in approval of the project and Special Assessment. The Special Assessment will be \$3,000 per unit. At \$3,000 per unit, we will generate \$201,000. Should the project cost less than the \$201,000, the balance of the funds would be transferred to Reserves for future projects.

The Special Assessment would be due on December 1, 2018. A Late Fee of \$50 would be added to all outstanding balances on the first day of each quarter until paid in full. The board believes this payment schedule is necessary to have adequate funding to begin the project as soon as possible and to make the final payment at the end of the project in the spring. With the support of owners, we can avoid or minimize any financing charges.

Your Vote Is Necessary:

The Board believes that this expenditure is absolutely necessary to protect and improve the value of your investment. The board believes that this project is vital for the repair and long-term viability of the buildings, but the by-laws prohibit the board from undertaking this critical project without the approval of the owners.

For the past 4 years the association has exceeded our budgeted amounts for Maintenance and Repairs. In a couple of those years and this year we will be doubling our budgeted amount. Our repairs have been necessary, but we find ourselves patching problems and not addressing the real issue of replacing the aging materials with a proven product. To continue patching will only get more expensive and never really address the problem.

A presentation of this project will occur at the Annual Owners Meeting on November 3rd. After the presentation the membership will be asked to vote on this project and the Special Assessment to fund the project.

Need More Information:

Want more information? Please contact us by e-mail with your question, comment, or concern. Questions concerning construction will be forwarded to Michael Keys of Tri-Lakes Exteriors. Each question and response will be documented, maintained, and made available to all members.

Thank you.

Anchor's Point Board of Managers:

Joe Golding

Don Gish

Ray Loehr

E-Mail Questions To: APCOAboard@anchorspointcoa.org

Visit Us At: AnchorsPointCOA.org