

CLARK TERRACE HOME OWNERS ASSOCIATION
PRESIDENT'S REPORT
2015 – 2016

May 2015

- **Approved boiler service and repairs to all three buildings**
- **Approved 1635 stairwell carpet replacement**
- **Approved annual contract for twice annual roofing maintenance for all three buildings**
- **Approved bee hive removal in 1635 buildings**
- **Accepted resignation of George Kopita as a board member and board secretary**

June 2015

- **Approved electrical charging station for Unit 324 in 1655 garage**
- **Approved 1645 exterior wood and stucco repair and paint**
- **Approved roof repair to 1635 caused by bee hive removal**
- **Approved water test of all walkway drains**
- **Approved annual reserve study**

July 2015

- **Approved annual termite study**
- **Approved renewal of insurance policy**
- **Approved appointment of Gordon Lenarth as board member and secretary**

August 2015

- **Approved 5 walkway drain replacements: 1635-1645-1655**
- **Approved revised Rules and Regulations**

September 2015

- **Approved the repairs to boilers in each building**
- **Approved drain repair in 1645 garage**
- **Approved emergency repair to broken storm line in 1645 garage**
- **Approved preparation of annual audit and tax returns**

October 2015

- **Approved exterior wood and stucco repairs and painting 1635**
- **Approved exterior wood and stucco repairs and painting 1655**

- **Approved repair of plumbing leak in 1645 garage**
- **Approved annual hydrojetting of garage horizontal lines**
- **Appointed committee to research and submit options for security cameras. Mavis Koleade, Terry Riley, Jake Quiroz, David Vogel, Costa Kourtis**
- **Approved annual reserve study**

November 2015

- **Approved budget for 2015**
- **Approved repairs to Jacuzzi tile work**
- **Approved required 5 year load test for all elevators**

January 2016

- **Approved 2016 tree trimming plan**
- **Approved hydrolic valve in 1645 elevator which did not pass load test**

February 2016

- **Approved emergency removal of large jacarandas by 1655 garage and its replacement**
- **Approved audit report**

March 2016

- **Approved recommendation to Association to renew 5 year contract with DirectTV**
- **Approved a special assessment as allowed for Board implementation for purchase of security cameras**
- **Approved repairs to external lighting fixtures. All replacement done with LED lights**