

Common Area Inspection										
05/01/2016 SP update										
	Bldg & Issue	Action Required	Date Noted	Approval	Responsible	Funding Source	Date Completed	SNHA Notes	Stéphane's Notes	Goal
Mountainview 1-20										
1	Wires (TV cable) loose on entry side. Cables between 2 and 4 + between 4 and 6	Clean and remove	5/13/2013		Grounds	Regime	7/2/2015	Still not complete 7/17/14, 11/13/14, 5/18/15	Wires between UNITS 12 and 10. DEC07: Incomplete JAN26: Stéphane to check with Paul for repair. MAY20: Paul committed to complete before	Winter 2015
2	Entryway - Plantings	dress up	5/13/2013		Grounds	Regime	7/2/2015	Grounds not assisting in plants, need a plan to get outside contractor involved.	Must identify where work is needed MAY20: Paul to add bushes around electrical box between 13 and 15	Spring 2015
3	Maids Housekeeping closets	clean up mess	5/13/2013		Housekeeping	Regime	7/3/2015	Appears to be recurring - need constant follow up	Find and check these closets. DEC07: only found trash closets JAN14: Need more data to investigate. JULY15: Homeowners agree to close.	Spring 2015
4	Entry lights	Clean and dust	7/11/2013		Regime	Regime	7/2/2015	2015 will be on plan to clean before each season as per Lauren M	Confirm which lights: Globes (patio, walkway) vs. Squares (entry). Squares for sure. DEC07: Most squares need cleaning but globes are OK. JAN26: Entry lights to be called porch lights. SNHA to confirm functionality. MAY20: Functionality confirmed. Only MV19 has no switch (always on)	Spring 2015
5	New Fence Bent due to snow	Repair	3/18/2014		Regime	Regime	6/26/2014	Will evaluate when snow is gone		
6	New Post needs paint	paint	6/26/2014		Grounds	Regime	7/2/2015		Northwest corner. Joe to check. DEC07: Incomplete MAY20: Incomplete. Paul committed to complete before July.	Spring 2015
7	Entry steps	paint	6/26/2014		Regime	Regime	7/6/2014	Tom C		
8	Shingles coming off	Repair	6/26/2014		Regime	Regime	7/2/2015	How are we fixing this? See pic 1-2, 11-12	Side shingles coming off between 12 and 14. Check roof over 2 DEC07: Side shingles repaired. Roof shingles seem not to be repaired. Need Binoculars. MAY20: Roof to be checked. SHNA to coordinate. Some side shingles at roof edge must also be repaired.	Winter 2015
9	Trees Around Building	Cut back	7/17/2014		Regime	Regime	11/7/2014	Engaged DJ's Tree Service. Smugglers will do only small pruning		
10	Entries	Weeded/Spruced up	7/17/2014		Grounds	Regime	7/2/2015	Last year same issue	Must specify where work is needed	Spring 2015
11	Shed 3-4	Repair	7/17/2014		Regime/Grounds		7/2/2015	Need info on who takes care of this	Combine with roof shingle job. DEC07: Incomplete MAY20: Paul committed to complete before	Winter 2015
12	Post split 13-14	Repair	7/17/2014		Regime	Regime	Fall 2014	Need to be reviewed	Didn't see it	
13	Globe lights on 24 hrs 1, 2, 9,10,13,14	Repair	7/18/2014		Regime	Regime	8/22/2015		Investigate (13 on Sat, 19 on Sunday). Units 7, 11, 17 inop. DEC07: Inop at night: Units 7,11,17. On in daylight: Units 3,13,19. On in daylight 1 of 2 days : Unit 1 JAN26: SNHA to check MAY20, JULY03: Entry globe 11 still inop at night	Winter 2015
14	Grading up to windows	Repair	7/18/2014		Grounds/Regime	Regime		Every year an issue	Joe looking for professional. Luneau to assist. MAY20 2015: Consultant found JULY03 2015: mapping complete MAY01 2016: Requested update from SHNA APRIL 23 2017: Present results to owners	TBD

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15	Dead shrubs on patio side 8, 9, 19	Replace	7/18/2014		Grounds	Regime	October 2015	Schedule for Spring	MAY20: Another dead shrub on patio side of unit 1. Paul committed to complete before July. JUNE7: Awaiting trimming recommended by arborist. JULY03: Must request short spruce. JULY26: Short Alberta spruce request communicated to Paul	Spring 2015
16	Reserved Parking Signs	Add	7/18/2014		Regime/Grounds		7/2/2015	Need to discuss - what style? Paul from Smugglers will provide Smugglers issue	Smuggs standard with MV1-20 inscribed. JAN14: In process. JAN26: Stephane to contact Paul on status. MAY20: Awaiting quote for 9 signs from Paul JUNE7: Quote received. Text being reviewed.	Winter 2015
17	Snow removal	Change	7/18/2014		Grounds	Regime	10/12/2014	Advise Village Services to not push snow up against entrance	Review on each visit . Safety issue: call director for action? Visual Indicator? JAN14: Call "Grounds". If no action within 24 hrs, call SNHA office.	Winter 2015
18	Entry Planks 16, 17	Repair	7/18/2014		Regime	Regime	Fall 2014		Seems completed	
19	Microwaves	Repair	7/18/2014		Housekeeping	Regime	1/7/2015	Count #'s and report to Housekeeping	Cosmetic issue JAN14: Each owner to call housekeeping with complaint.	Fall 2014
20	A/C condensers	Repair	7/18/2014		Regime	Regime		Discuss at meeting since some are dripping	Patio A/C condensers dripping (8,10,12) Aug22: No leaks seen. Review next summer July2 2017: No leaks seen. Condensate lines to be inspected.	Summer 2017
21	Fallen fence beam in front of 1/2	Repair	10/5/2014		Regime	Regime	Fall 2014		DEC07: Complete	Fall 2014
22	Drain pipe clogs (19+17)	Replace	10/6/2014		Smugglers	Regime	6/1/2015	Butch of Smugglers has cleared line and videoed the line. There are sags in the line that may be contributing to recurring obstructions JULY03: Mapping and review completed. No clogs found this year.	JAN14: Spring dig planned MAY28: Work in process.	Summer 2015
23	Internet Service cuts-out in peak periods	Investigate	1/7/2015		TBD	TBD	4/1/2015	Mike to follow-up with Board of Directors.	Investigate source MAY20: New system in place	Spring 2015
24	Broken swing in play area	Repair	1/7/2015		Grounds	TBD	5/20/2015		Stéphane to contact Grounds MAY20: Done	Winter 2015
25	Cover electric box outside of MV14	TBD	1/7/2015		Grounds	Regime	7/2/2015		Review installation MAY20: Paul committed to add a fence and shubs before July.	Spring 2015
26	Request picnic table for deck side	Add	1/7/2015		TDB	Regime				TBD
27	Fence destroyed 17-18	Replace	4/26/2015		Grounds	TBD	6/7/2015		MAY20: Paul committed to complete before July.	Spring 2015
28	Side shingle damage due to snow removal (17-19)	Repair	5/20/2015		Grounds	TBD	7/2/2015		MAY20: Paul committed to complete before July.	Spring 2015
29	Repair lawn around south propane tank	Repair	4/26/2015		Grounds	TBD	7/2/2015		MAY20: Paul committed to complete before	Spring 2015
30	Wires (TV cable) loose on patio side. Cable behind 18.	Reattach	7/3/2015		Grounds	TBD			JULY03: Noticed during walkaround.	Winter 2016
31	MV11 Ceiling Leak	Repair	7/20/2015		Regime	Regime	Unknown		JULY26: Reported through SNHA	Winter 2016
32	Paint fence post in front of MV 17-18	Paint	7/2/2016		Grounds	TBD			May7 2017: Have added to Grounds tasks	Spring 2017
33	Wires (TV cable) loose on court side between 13-15	Reattach	7/2/2016		Grounds	TBD			May7 2017: Have added to Grounds tasks	
34	Replace outside vent covers		7/2/2016		Regime	Regime			May7 2017: See #39	
35	Repair telephone post and secure wires. MV3	Repair	7/2/2016		Grounds	TBD			May7 2017: Have added to Grounds tasks	
36	Cedar shingle repair and paint	Paint	7/2/2016		Regime	Regime			March 2017: Joe to get estimates and priorities April 23 2017: Present results to owners	
37	Repaint under deck of MV8	Paint	7/2/2016		Regime	Regime			May7 2017: Review with paint crew	
38	Check gaz line proximity to fireplace exhaust MV19	Inspect	7/2/2016		Regime	Regime			May7 2017: Review with Stefanie @ SNHA	

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39	Ceiling exhaust fan operation	Inspect	12/20/2016	4/23/2017	Regime	Regime			JAN13 2017: Piping inspected. Repair proposal and quote in April April 23 2017: Repairs to be performed. Confirm dates	
40	North propane tank operation	Inspect	3/2/2017		Regime	Regime			March 2 2017: Amergaz to check North tank piping. April 2017: North tank pipe found clogged. Was repaired. May 8 2017: Condition of north tank under	
<b>Updated</b>										
	1/21/2014									
	3/18/2014									
	6/26/2014									
	7/17/2014									
	10/5/2014									
	11/14/2014									
	12/14/2014									
	1/14/2015									
	1/26/2015									
	5/20/2015									
	7/26/2015									
	8/22/2015									
	5/1/2016									
	5/14/2017									