

**THE TERRACE AT CANYON HILLS HOMEOWNER ASSOCIATION
MANAGEMENT REPORT
AUGUST 3, 2019**

Page(s)

I. CALL TO ORDER

II. HOMEOWNER OPEN FORUM

III. NEW BUSINESS

A. Legal Opinion – Approval for Projects / Loan / Special Assessment

B. Capital / Maintenance Repair Projects

1. Community Wide Re-pipe Proposals

Company A - \$995,509.00
Company B - \$1,086,800.00
Company C - \$906,000.00 with CM and no painting / \$950,545.00 – No CM and no painting

Slab Leak Repairs

2019 – Plumbing Repairs - \$29,843 + Interior Repairs - \$54,939 = **\$84,779**

2. Re-pipe Project Management Proposal

Phase 1 – Consulting Fee - \$80.00/hr.
Phase 2 – Town Hall Management - \$80.00/hr.
Phase 3A – Construction Management – 8.75% Overall Project – Conduct Walk-Throughs
Phase 3B - Construction Management – 7.25% Overall Project – No Walk-Throughs

3. Asphalt / Concrete Repairs/Replacement Proposals

	Concrete	Asphalt	Stripe	2 nd Coat Seal	Total
Company A -	\$96,217.32	\$353,000.70	\$3,327.31	\$13,756.54	\$466,301.87
Company B -	\$84,805.00	\$332,045.00	\$3,500.00	\$25,285.00	\$445,635.00

4. Siding, Trim, Fascia, and Beam Replacement Proposals

	Priority A	Priority B
Company A -	\$485,507.00	\$67,538.00
Company B -	\$385,958.00	\$49,899.00

5. Concrete Pool Deck Replacement Proposals

Company A - \$365,000.00 - Concrete
Company B - \$118,500.00 - Concrete
Company C - \$213,292.00 – Brick Pavers

6. Wrought Iron Fence Replacement Proposals

	Repairs/Painting	Metalized Replacement
Company A –	\$44,700.00	\$36,200.00
Company B –	\$30,500.00	\$44,500.00
Company C -	\$27,500.00	\$33,751.00

C. Loan Information

1. \$1.0M – 10 YEARS = \$10,700 - \$71/unit	15 YEARS = \$7,809 - \$51/unit
2. \$1.5M – 10 YEARS = \$16,051 - \$106/unit	15 YEARS = \$11,714 - \$77/unit
3. \$2.0M – 10 YEARS = \$21,401 - \$140/unit	15 YEARS = \$15,619 - \$103/unit
4. \$2.5M – 10 YEARS = \$26,751 - \$176/unit	15 YEARS = \$19,524 - \$128/unit

IV. ADJOURN