

# May 2017 Reserve Expenditures Resolution Worksheet

Date: July 19, 2017

## Suggested Motion:

“I move to approve May 2017 Reserve Expenditures in the amount of \$471,132 with funds to come from GL 3200, Reserve Expenditures.”

2<sup>nd</sup>:

Summary: Attached are the May 2017 Reserve Expenditures.

## Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Susan Cox				
Anna Fernezian				
Jarrod Grimsley				
Rich Moha				
Phil Saims				
Kathy Schramek				
Randy Sparks				
Robin Woods				

<u>Code</u>	<u>Reserve Item Description</u>	<u>Amount</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Invoice Description</u>
1.003	Asbestos Abatement	\$3,131.20	18154	Envirotex	Bldg 940 - Asbestos abatement in crawlspace
		<u>\$5,400.00</u>	19027	Envirotex	3264 Valley Drive- Performed asbestos removal & clean work area after a ceiling fall
		<b>\$8,531.20</b>			
1.006	Bldg Settlement	\$92,731.50	11752	Avon Corp.	Bldg 718- Foundation stabilization & structural repairs: 3212-3222 Gunston Road
		\$1,695.38	11460	Envirotex	Bldg 718- services for the period of 4/1-4/30 included site visit on 4/12 to monitor crack gages & preparation of crack monitoring summary letter.
		\$1,174.25	11461	Envirotex	High priority façade repairs- crack gage monitoring 4/1- 4/30
		\$1,345.75	11463	Envirotex	Bldg 112- Crack gage monitoring 4/1 - 4/30
		\$1,442.50	11464	Envirotex	Bldg 716- Crack gage monitoring 4/1 - 4/30
		\$5,542.88	11462	Envirotex	Bldg 718- Construction administrative services
		\$684.75	11420	Envirotex	Bldg 206- Crack gage monitoring 4/1 - 4/30
		\$235.00	11430	Envirotex	Visual survey of 285 structures hourly
		\$922.63	11429	Envirotex	Bldg 527- Crack monitoring program 4/1 - 4/30
		<u>\$8,989.31</u>			ACCRUALS
		<b>\$114,763.95</b>			
1.015	Stoops	\$36,564.23			ACCRUALS
1.009	Waterproofing	\$1,945.00	866-223	E&G	Bldg 223- Excavate & water seal exterior front left side of stoop at 3274 Martha Custis Drive. Excavate 5' depth, 3' wide x6'. All hand dig. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall & apply waterproofing membrane.

					Bldg 940- Excavate & water seal exterior front between stoops at units 3500, 3502, and 3504 Valley. Excavate 5' depth, 3' wide x 30'. All hand dig. Clean wall & inspect for major cracks and voids, mechanically blow dry wall & apply waterproofing membrane. Bldg 906- Waterproof exterior front stoop at 1623 Fitzgerald Lane Bldg 108- Waterproof exterior front stoop at 3221 Gunston
	\$5,500.00	866-9404	E&G		
	\$3,000.00	866-9060	E&G		
	<u>\$1,500.00</u>	866-1080	E&G		
	<b>\$11,945.00</b>				
1.012					
	\$424.00	3608	Ivey Welding		Repaired pipe rail as needed - 3500 Valley Drive (common area)
1.024	\$1,095.00	16307	NVR		3247 Gunston Road- Installed 60 feet of white seamless 6 inch gutter
1.03	\$1,000.00	52617	Resident		1604 Ripon Place- Resident Reimbursement
4.009	\$1,267.55	158125777	Maintenance USA		New fridge for Party Room
	<u>\$568.24</u>	15818070	Maintenance USA		15.5 CU. Ft Top Mnt Fridge WH
	<b>\$1,835.79</b>				
1.06	\$12,765.00	866-9160	E&G		Bldg 916- Crawlspace pex piping
	\$14,845.00	866-8080	E&G		Bldg 808- Crawlspace pex piping
	\$7,605.00	866-8130	E&G		Bldg 813- Crawlspace pex piping
	\$10,185.00	866-7201	E&G		Bldg 720- Crawlspace pex piping
	\$10,185.00	866-9380	E&G		Bldg 938- Crawlspace pex piping
	<u>\$36,120.00</u>				
	<b>\$91,705.00</b>				

6.015	Storm Drain Systems	\$5,500.00	866-223	E&G	Bldg 223- Installed 60' of 4" pvc for downspout drain at front and rear corners of 3272 and 3274 Martha C.
		\$2,445.00	866-9404	E&G	Bldg 940- Installed 30' of 4" pvc under sidewalk at downspout drain at front corner between 3500 & 3502 Martha C.
		\$10,000.00		E&G	
		<u>\$2,500.00</u>	866-9060	E&G	Bldg 906- Installed 30' of 4" pvc under sidewalk at downspout drain at front corner of 1623 Fitzgerald.
		<b>\$20,445.00</b>			
1.069	Sewer Laterals	\$12,445.00			ACCRUALS
1.036	Roofing tiles	\$110.00	16861	NVR	3522 Gunston- Replaced 1 damaged tile
		\$532.53	16721	NVR	1632 Mount Eagle- Replaced 1 damaged tile
		\$110.00	16894	NVR	1646 Preston- Replaced 2 damaged tiles
		\$220.00	16893	NVR	3526 Valley- Replaced 6 damaged tiles
		\$110.00	16920	NVR	1757 Preston- Replaced 1 damaged tile
		\$110.00	16919	NVR	3374 Martha- Replaced 2 damaged tiles
		\$110.00	16918	NVR	3715 Holmes- Replaced 3 damaged tiles
		\$110.00	16917	NVR	1503 Mount Eagle- Replaced 2 damaged tiles
		\$300.00	16916	NVR	3436 Martha- Replaced 1 damaged tile
		\$300.00	16932	NVR	3380 Gunston- Replaced 7 damaged tiles
		\$110.00	16933	NVR	3502 Gunston - Resecured 1 loose end tile
		\$110.00	16934	NVR	3245 Gunston- Resecured 1 loose tile
		\$110.00	16935	NVR	3124 Wellington- Replaced 1 damaged tile

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	\$110.00	16936	NVR	3111 Valley- Replaced 1 loose end tile
	\$110.00	16937	NVR	3226 Wellington- Resecured 1 loose tile
	\$110.00	16947	NVR	3227 Valley - Resecured 1 loose end tile
	\$110.00	16948	NVR	3311 Valley Drive- Replaced 1 damaged end tile
	\$110.00	16949	NVR	3258 Gunston- Resecured 2 loose end tiles
	\$110.00	16950	NVR	3346 Gunston- Replaced 1 damaged ridge tile and 1 damaged tile
	\$110.00	16957	NVR	3230 Ravensworth- Replaced 3 damaged tiles and resecured 1 loose tile
	<u>\$110.00</u>	16959	NVR	1610 Ripon- Replaced 2 damaged tiles
	<b>\$3,222.53</b>			
1.036	Roofing	16791	NVR	3544 Valley- Installed 6 snowbirds (payment was received by resident)

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	\$300.00	16890	NVR	1652 Fitzgerald- Installed 6 snowbirds (payment was received by resident)
	<u>\$482.53</u>	16833	NVR	3117 Martha- Inspected pipe and loose tiles; pipe found to be in poor condition; replaced with new & properly flashed.
	<b>\$1,082.53</b>			
4.006	<u>\$1,145.00</u>			ACCRUALS
1.043	<b>\$681.10</b>	16892	NVR	3705 Lyons Lane- Supplied, fabricated & installed new flashing & sealed as needed.
1.048	<b>\$5,980.00</b>	2017-222	Almo	Bldg 959: 1536 & 1542 Mount Eagle- tuck point mortar joints & replaced broken bricks on both side of wall at entrance of building
6.021	<u>\$1,040.00</u>	2017-216	Almo	Bldg 117- repaired 3 LF of curb. Bldg 107- repaired hatch with brick
	<u>\$8,048.00</u>			ACCRUALS
	<b>\$9,088.00</b>			
1.054	\$6,093.95	1705-527453	TW Perry	Versatex 1x12-18' pvc, shingle mould, crown
	\$5,200.00	620	Dynasty	Bldg 848- Full fascia, rakeboard and gable end replacement
	\$5,200.00	619	Dynasty	Bldg 502- Full fascia replacement, rakeboard and gable end replacement
	\$479.93	1705-25206	TW Perry	Versatex 5/4x12-12' pvc, versatex base cap, trim
	\$1,978.81	1705-4539	TW Perry	Versatex 1x12-18' pvc
	\$544.23	1705-4244	TW Perry	Versatex 3/4 - 4'x8' pvc sheet
	<u>\$15,897.86</u>			ACCRUALS
	<b>\$35,394.78</b>			

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1.075	Water Heaters	\$5,042.97	S019521382	J&H Aitcheson	Wrot cop 90 elbow, ptfе thrd seal paste, wrot cop tee, wrot cop male adpt, wrot cop fem adpt, sterling solder ws, nokorode paste flux etc...
		\$2,452.05	S019521382	J&H Aitcheson	Thread forming screw, 150lb relief vlv, temp and press vlv
		<u>\$497.14</u>	S019521382	J&H Aitcheson	Wrot cop street 90 elbow, wrot cop fem adpt, cxcxc wrot cop tee, 150 blk mi 90 elbow
		<b>\$7,992.16</b>			
1.021	Gutter/Fascia	\$1,800.00			ACCRUALS
6.03	Fences-Picket	<b>\$3,275.00</b>	511173	Alaska Fence	Bldg 501- installed vinyl fence
6.009	Crack Seal Coat Restripe	\$2,336.00	23399	Brothers Paving	Crackseal Ravensworth Place
		<u>\$2,013.00</u>	23397	Brothers Paving	Crackseal Holmes Lane
		<b>\$4,349.00</b>			
6.033	Landscape Upgrades	\$10,890.00	999071	CLS	Drainage - Bldgs 961-963
		\$1,463.00	999089	CLS	Tree installation- 3120 Wellington Road
		\$2,850.00	999113	CLS	100's- Additional drainage
		\$28,928.00	999111	CLS	Landscape Enhancement: bldg 709-711, removed weeds, installed plant material, timber wall construction
		<u>\$880.00</u>	999090	CLS	Fern purchase and delivery -(50)   gal. assorted ferns
		<b>\$45,011.00</b>			

				ACCRUALS
6.039	Wooden Focal Sign	\$377.00		
7.023	Pool B Deck Renovation	\$5,075.00	Sio82782	Installed coping non skid, permanent depth markers
7.043	Pool C Concrete Deck	\$19,995.00	Sio82118	New plaster to main pool surface
		\$7,400.00	Sio82126	Replaced waterline tiles
		<u>\$2,750.00</u>	Sio82780	Installed coping non skid, permanent depth markers
		<b>\$30,145.00</b>		
7.015	Pool A Masonry Repairs	\$8,760.00	Sio83075	Leak repairs for main pool, supply & install new skimmer, regrout skimmer throat, sealed seven light conduits, replaced caulk in expansion joint, rebuild suction manifold.
		\$1,750.00	Sio82745	Performed detailed leak survey
		<u>\$5,250.00</u>	Sio83012	Installed coping non skid, permanent depth markers
		<b>\$15,760.00</b>		
		<b>\$471,132.27</b>		