

Annual Maintenance Recap with 12-month outlook

(Parcels are listed in an order for highest priority needs)

- 1. Main Reservoir** - Suez agreement continues to be past due for interior and exterior coatings. Please add repair and or replace stainless steel sample spigot at this draining event. Composite roof has been completed on well house structure. Removal of metal shed is advised for pest control. Perimeter fill and bar ditch to be maintained quarterly including backfilling and undermining on all cement slabs and tank casing. Perimeter brush, trees and fencing have recently been removed and installed. Welded security on Fitzgerald tank ladder cage has also been completed and installed. All lighting has been removed or disabled for disturbance issues. General weeding and tank concrete are on regular checks. Paint and caulk for wood structure for next spring.
- 2. Manzanita** - Well house is due for full interior repair of insulation, drywall/FRP board and pest control. Interior also needs vent of any sort for dosing area compliance along with dosing pump shelf replacement (water damage). Exterior is due for full paint/caulk and composite roof replacement with some minor siding blemishes and door repair. Foundation and driveway surrounding could always use fill along with brush pick up. Road to well head will be a struggle this winter due to seasonal rainfall and recent erosion.
- 3. Office** - General touch up paint and caulk, lower dry rot trim replacement, skirting, and general raking/weeding continues as suitable weather prevails. Large trees and industrial trimming have recently occurred. North side has recently been painted and caulked. Please see management for full paint job next summer or 2. Rock delivery for driveway as needed.
- 4. Indian Creek** - Well house due for full exterior paint and composite roof replacement. Long parcel requires regular artificial man-made creek wash to be cleaned out and weeded regularly.
- 5. Old Main/Kaibab** - Well house is due for full interior repair of insulation, drywall/FRP board and pest control. Exterior is due for full paint/caulk and composite roof replacement with some minor siding blemishes and door repair. Next summer or 2 is just fine.
- 6. Shop/Blending station** - Undermining and fill needed at concrete slab (side door). Regular heavy raking is never ending. Chainsaw again at wild scrub oak. General weeding has been completed at island and rear of pump station. Heavy ivy has attacked fencing and has been noted. Routine gutter maintenance has once again arrived. Possible paint in 3 years.
- 7. Libby** - Exterior is due for full paint/caulk. Composite roof has been replaced with new whirly bird. General undermining back fill to this structure is needed due to normal slope erosion and street level. Older tile job needs to be sealed to FRP board. Conduit has showed signs of leaking due to corrosion and wet area. Fire grade drywall ceiling and drywall recently installed. Due for paint then FRP seal/caulk. General weeding is in check at the Brockert Park.
- 8. Geronimo** - General growth trees and weed control regularly. Paint, Roof, and interior all recently performed. Not in service. Some fading, maybe paint in 3 years. Large fallen trees have recently been removed here and can be an issue.