

January 2021 Reserve Expenditures Resolution Worksheet

Date: February 17, 2021

Suggested Motion:

“I move to approve January 2021 Reserve Expenditures in the amount of \$171,541.87 with funds to come from GL 9901.015,1 Reserve Expenditures.”

2nd:

Summary: Attached are the January 2021 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
James Konkel				
Dave Bush				
Jeff Lisanick				
Robin Woods				

February 2021 Reserve Expenditures

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.006	9114.210	Settlement	\$62,445.02	12434	Avon	building 527 pay app #7
			\$3,532.80	14904	SRG	bld 527 December site visits 123, 10, 15, 30
			\$3,000.00	14903	SRG	bld 527 Dec. construction admin
			\$385.00	14901	SRG	bld 206/3106 MC crack inspection
			\$618.75	40155	Triad	Concrete slump test bld 527
			\$69,981.57			
1.012	9114.210	Concrete Repairs	\$3,055.00	2020-0216	Almo	303/3598 MC 8'X7' slab; 1532 MT Eagle; 531/1408 MC masonry inlet;
			\$735.00	2021-1003	Almo	725 boiler room entrance stoop
			\$3,790.00			
1.015	9901.011	Stoops	\$2,900.00	20205-04	Ramos Architect	stoop drawings 535/3731 Lyons and 533/3725 Lyons
			\$2,900.00			
1.021	9114.210	Fascia Repairs	\$450.00	1732	Dynasty	fascia repairs bld 724
			\$2,538.20	1731	Dynasty	(10) 1x6; (10) 1x8; (10) 1x12;
			\$383.19	2012-096156	TW Perry	1X12x18 and 5/4x12x18
			\$3,371.39			
1.024	9114.210	Gutter and Pine Guard	\$307.07	C-800681	NV Roofing	3165 MC repair gutter mitre over laundry room
			\$320.00	C-800604	NV Roofing	1216 MC repair gutter mitre over rear corner
			\$2,174.00	1698	Ruff	Fabricate and install front gutter 1556 MT Eagle
			\$150.00	1733	Dynasty	gutter guards bld 102 portico roof
			\$2,951.07			
1.027	9901.010	Site Security Lighting	\$300.00	558-11	Brian Mullins	Repairs to spruce island xmas lights
			\$100.00	558-01	Brian Mullins	replace photo cell building 542
			\$400.00			
1.033	9901.0160	Roof Tiles	\$110.00	C-800484	NV Roofing	3374 Gunston replaced 5 tiles
			\$110.00	C-800636	NV Roofing	1636 Fitzgerald repalce 1 tile
			\$110.00	C-800605	NV Roofing	3337 MC replace 4 tiles
			\$110.00	C-800603	NV Roofing	1218 MC replace 2 tiles
			\$110.00	C-800607	NV Roofing	3266-68 Gunston replace 1 tile
			\$110.00	C-800608	NV Roofing	3704 Holmes replace 3 tiles
			\$110.00	C-800633	NV Roofing	3674 Gunston replace 4 tiles
			\$110.00	C-800639	NV Roofing	3219 Gunston replace 1 tile
			\$110.00	C-800640	NV Roofing	3360 Gunston replace 1 tile
			\$110.00	C-800601	NV Roofing	1623 Ripon portico inspect
			\$110.00	C-800762	NV Roofing	3438 MC repalce 5 tiles
			\$384.00	C-800637	NV Roofing	1658 Preston Road replace rootted sheathing remove replace 35 tiles
			\$110.00	C-800756	NV Roofing	1670 Fitzgerald caulked door top
			\$1,795.00	2344	Ruff Roofers	leak repairs 3360 Gunston removed 15 tiles, install new sheathing
			\$1,854.00	2941	Ruff Roofers	see attached 11/23
			\$5,151.00	3028	Ruff Roofers	see attached 12/3, 12/4 and 12/5
			\$2,418.00	3038	Ruff Roofers	see attached 12/8
			\$1,197.00	3169	Ruff Roofers	see attached 12/18
			\$8,969.00	3205		see attached 12/22, 23 and 28
			\$23,088.00			

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1.043	9901.016	Flashing	\$137.37	C-800129	NVR	3260 Gunston Road re-flashing hole over front corner
			\$110.00	C-800756	NVR	1670 Fitzgerald front door flashing replacement
			\$491.10	C-800760	NVR	1632 Fitzgerald front door flashing replacement
			\$738.47			
1.048	9901.006	Tuckpointing	\$2,400.00	2020-0277	Almo	Tuckpointing bld 937 chimney
			\$2,995.00	2020-0125	Almo	3460 Gunston rear by downspouts/roof line 1602-04-06 Fitzgerald front
			\$1,495.00	2020-0235	Almo	1614 Ripon replace brick and tuck point stoop
			\$2,240.00	2021-1007	Almo	Bld 807/809 and 214
			\$9,130.00			
1.060	9901.008	PEX water lines	\$10,185.00	8667-7730	E&G	Bld 733 PEX
			\$10,185.00			
1.070	9901.008	Storm Drains	\$42,487.00	877-8607		Replace fully collapsed drains bld 604/200' of 4" and 100' of 12" SCH 40 pvc
			\$42,487.00			
1.075	9901.018	Hot Water Heaters	\$326.04	26407	Hajoca	AO Smith water heater part wiring harness
			\$365.79	264071	Hajoca	AO Smith water heater parts wiring harness
			\$691.83			
4.006	9901.870	AU Air Conditioners	\$970.00	558-01	Brian Mullins	rental unit 3344 Valley replace heat pump
			\$970.00			
4.009	9901.870	AU Appliances	857.54	918818	HD Supply	rental 1401 MC replace refrigerator
			857.54			
		Total reserve expenses	\$171,541.87			

Ruff Roofing November / December

11-23:

- 3219 Martha Custis Dr: Cleaned gutter and sealed the corner.
- 1616 Preston Rd: Replaced 12 tiles.
- 1564 Mount Eagle Pl: Replaced eight tiles.
- 3126 Wellington Rd: Replaced three tiles.
- 3741 Gunston Rd: Installed new underlayment under the ridge cap, replaced a cap tile, and five field tiles.

12-3, 12-4 and 12-5:

- 3508 Gunston – Replaced two tiles and fixed one more.
- 3266 Valley Dr – Replaced two tiles.
- 1618 Preston Rd – Replaced three tiles, and sealed a pipe temporarily. We are fabricating a copper cap for this and will get it put on shortly.
- 3202 Gunston Rd – They measured for a new lead vent and it is getting installed today.
- 1256 Martha Custis – They still need to get access to the roof. Hopefully they can get in today.
- 1617 Mount Eagle Pl – The crew opened up to found substantially damaged wood. They “sistered” the ends of the joists and installed new planking (roughly 90’ worth). And installed new underlayment with tiles and a new vent boot.

12-8:

- 3202 Gunston Rd – Installed a new lead vent pipe, underlayment, and had to replace 15’ of rotted wood.
- 1618 Preston Rd – Installed the copper pipe cover.
- 3217 Ravensworth – We are working up pricing here. We will need to fabricate wall flashings and this job could take several days.
- 1651 Mount Eagle Pl – Two tiles were replaced.

12-18:

- 3337 Martha Custis- They replaced seven tiles with underlayment where needed.

12-23

- 3626 Gunston – The crew repaired two tiles on the rakes edge and re-sealed the flashings.

12-22

- 1652 Fitzgerald – The crew repaired the damaged gutter guard on the front of the building and replaced two tiles. On the rear they re-sealed the flashings, cleaned the gutter, re-pitched the gutter, replaced an outlet, extended the flashings, and replaced a 2’ piece of downspout.

12-28

- 3508 Gunston – The crew replaced two broken tiles.
- 1107 Beverly – The crew replaced eight tiles across the building and sealed the gutter. There were multiple holes and damaged pieces of gutter guard from the squirrels.