

April 2021 Reserve Expenditures Resolution Worksheet

Date: May 19, 2021

Suggested Motion:

“I move to approve April 2021 Reserve Expenditures in the amount of \$199,077.69 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the April 2021 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
James Konkell				
Dave Bush				
Jeff Lisanick				
Robin Woods				
Peggy Clancy				
Claire Eberwein				
Peter Ferrell				
Hector Mares				

April 2021 Reserve Expenditures Reported in May

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.003	9114.21	Asbestos	\$3,423.00	20598	Envirotex	Crawlspace building 831
			\$3,423.00			
1.006	9114.210	Settlement	\$11,789.00	100739	CLS	Landscape restoration building 527
			\$78,236.13	12492	Avon Corp	Final Pay app #8 building 527 settlement
			\$987.66	15089	SRG	site visit monitoring building 206
			\$2,062.16	15104	SRG	site visit, survey and summary letter bld 716 to 3.31.21
			\$1,805.24	15106	SRG	Admin review and prepare pay app #8 building 527
			\$94,880.19			
1.021	9114.210	Building Fascia Repairs	\$6,149.27	2006-1	TW Perry	Trim materials
			\$6,149.27			
1.027	9901.010	Lighting	\$639.78	510445	Alexandria Lighting	fixtures and fittings
			\$20.83	510603	Alexandria Lighting	coupling and conduit
			\$337.36	919096	HD Supply	fixture/lamps
			\$997.97			
1.030	9114.210	Mold	\$7,045.00	.03.29.21	Magni Flooring	Replace floor due to water and mold 1649 Preston Road
			\$7,045.00			
1.033	9901.0160	Roof Tiles	\$3,407.00	3858	Ruff Roofers	Roof repairs 3/15, 3/25 and 3/26 see attached
			\$1,837.00	3948	Ruff Roofers	Roof repairs 4/2 see attached
			\$1,407.00	3967	Ruff Roofers	Roof repairs 4/7 and 4/8 see attached
			\$8,733.00	4045	Ruff Roofers	Roof repairs 4/20 see attached
			\$3,200.00	1770	Dynasty	Portico roof repairs 3102 MC
			\$4,132.20	220012	Walker Parking	dba Walker Consultants engineering roof drawings building 942 fire
			\$22,716.20			
1.045	9114.210	Shutters	\$882.43	2104-398778	TW Perry	Shutter purchase (40 black (4) white 15x71
			\$882.43			
1.048	9901.006	Tuckpointing	\$1,180.00	2021-1055	Almo	3779 Gunston Road
			\$1,590.00	2021-1060	Almo	3227 Valley, 3308 MC and 3650 Gunston Road
			\$2,240.00	2021-1064	Almo	3223 Ravensworth and 1668-70 Fitzgerald
			\$1,190.00	2021-1067	Almo	1905 Quaker and 1620 Fitzgerald
			\$3,780.00	2021-1050	Almo	Repair step down joint(s) front and rear per SRG
			\$9,980.00			
1.060	9901.008	PEX	\$1,570.00	8667-72200	E&G	Water valve exterior cold main bld 708
			\$1,570.00	8667-70800	E&G	Water valve exterior cold main bld 722
			\$3,140.00			
1.070	9901.008	Storm Sewer Lines	\$1,478.00	8667-1838	E&G	lower drain building 838

April 2021 Reserve Expenditures Reported in May

			\$1,478.00			
1.075	9901.008		\$7,328.30	S027081291.001	Hajoca	Water Heaters AO Smith
			<u>\$2,631.63</u>	S027081291.003	Hajoca	AO Smith replacement parts
			\$9,959.93			
1.079	9901.018	Hot Water Heaters	<u>\$8,295.00</u>	8667-7753	E&G	Replace fire hydrant and lines Fitzgerald Lane
			\$8,295.00			
4.006	9901.870	AU Air Conditioners	<u>\$1,220.00</u>	558-14	Brian Mullins	1405 MC Replace thru wll heat pump
			\$1,220.00			
6.021	9901.011	Concrete Sidewalks	\$2,920.00	2021-1056	Almo	1610 Preston flagstone walk repairs
			<u>\$9,089.00</u>	2021-1051	Almo	BLD 716 laundry room walkway, 3548-50 Valley, 3701-03 Gunston, 3705-07-09 Gunston
			\$12,009.00			
6.033	9901.980	Landscape Improvements	\$2,926.70	65981	Envirogrow	Tot #1 mulch Lyons Lane
			<u>\$13,975.00</u>	100705	CLS	Courtyard restoration 527/525/523
			\$16,901.70			
		Total reserve expenses	\$199,077.69			

Ruff Roofing Back Up

3/15:

3202 Wellington where a larger wood repair was reported. They opened up the area and the decking in the area was sound. There was some discoloration, but no rot was found. They showed the staff onsite at the time to confirm the condition with them. They closed up the area with new underlayment and replaced four tiles.

3/25

- 1647 Preston: They replaced 1 piece of plank, installed new underlayment and six new tiles
- 1636 Preston: The crew found no active issues. No tiles were found damaged in the described area.
- 3353 Martha Custis Dr: The crew replaced 22 tiles.

3/26

- 1146 Valley Dr: They replaced six broken tiles.
- 1012 Valley Dr: They replaced six broken tiles and noted the damaged gutter here. Nick Yewell will get pricing together for this shorty.

4/2:

- 1663 Fitzgerald: Seven tiles and one ridge tile were replaced.
- 3460 Martha Custis: Replaced 11 tiles.
- 1929 Quaker Ln: Replaced three tiles.
- 1728 Preston Rd: Nine snowguards installed over the AC unit.
- 3282 Martha Custis: finish the chimney flashing.

4/7:

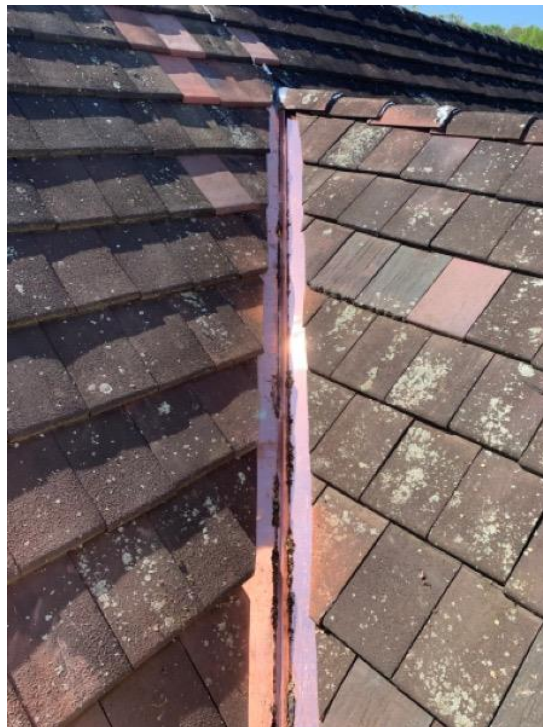
- 3360 Gunston: Replaced four tiles.

4/8:

- 3282 Martha Custis: Replaced 12 field tiles and four ridge tiles.

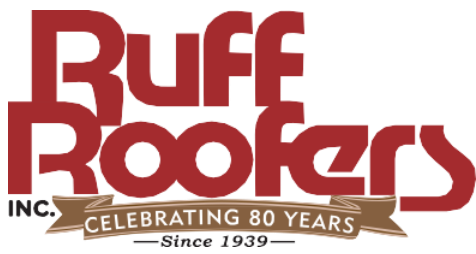
4/20:

- 1213 Martha Custis valley flashing
- 1427 Martha Custis valley flashing



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