

- There were no shutdowns in operations in May for COVID-19
- We are continuing to do daily Covid-19 screening for employees.
- We had one water line break in the month of May other than those identified in the professional leak detection.
- Of our 1355 lots we have 833 residents with a zero balance ,164 residents that have a balance between \$1.00 - \$200.00 (mostly water bills from April), 205 people on promissory notes, 100 people on ACH. We have 37 residents paying occasionally but not signed up on a promissory note. We will continue reaching out the remaining 16 owners that have not paid or made arrangements.
- The engineer for the docks and bridges project came out on 07/24/2020. We toured all the bridges in the community and 3 docks. We received the report and drawings and will start planning those projects for 2021. If these projects are to be completed in 2021 we may need to consider hiring contractors to do the work.
- We had no break ins at the pool in the month of May.
- KPFF has submitted the limited scope documents and the 90% design review for the Roads & Water project.
- The average water PH for the month of May was 7.75.
- All water testing came back clean for the month of May.
- We had no break ins at Maintenance in the month of May.
- We had a tree fall on the fence at the office, at Wells 1&2 a tree also fell on the fence and clipped the corner of the building. In the same storm we had a tree fall on the cabana at Madrona beach. I have filed an insurance claim to cover the damages. I have sent the final bill off to our insurance and we are awaiting the reimbursement.
Update We received our reimbursement less our deductible.
- May vandalism Report 2021 the gates were broken several times this month, 22 times the arm was broken at the front gate, 9 times at the back gate. Madrona continues to be vandalized garbage, dumped tree/yard debris in swim area etc. Graffiti on multiple street signs. We had 6 stop signs that were hit in one night. Litter regularly dumped on roads and at parks. Longmire was spray painted.
- Reichel beach was vandalized by a resident trying to improve their view. Multiple madrona trees were cut down, several native plants were cut down, multiple trees were limbed far past what should have been done and the trees will likely die and need to be removed. There was also one cedar and one fir tree cut down. I filed a police report, and am in the process of scheduling a certified arborist to come out and write us a report on the damage and get a cost estimate to replant. *Update* The arborist will be out May 25 to assess the damages and give us a cost estimate to replant.
- Our capital project for installation of 2 slides was completed and under budget.

- Capital request was submitted and approved for professional leak detection. We are currently losing about 20 % of our water to underground leaks. We have contacted NWWS for recommendations on contractor. Update- American leak detection came out and performed the service. I received the leak detection report on 04/21/2021 there were 8 leaks found, all leaks are in our service and supply lines. Will need to submit a capital request with the cost of NWWS guy on site to assist our crew.
- In Compliance we set out 9 warning letters and 12 fines were issued for ongoing issues. There were 15 compliance issues that were resolved.
- The NWWS project management contract for completion of the Well #5 project was signed. I met with NWWS virtually on the 22nd and had a onsite meeting on the 27th . We were able to make a few adjustments to the building, in doing so the community will save a significant amount of time and money on the project. Met with PSE and NWWS on site March 17th . PSE had reported previously that we had 3 phase power 600 feet from the Well 5 site. At this meeting they told us that is not correct, but they will be working the problem and get back to us in the next few weeks. Mitch and I met with Simon and Lydia from NWWS to go over the bid documents they sent to us for comment. We were sent new documents that consolidated the original 300+ page bid documents down to a more manageable 95-page document. *Update* The bid package went out to bidders and they will be onsite the last week of May.
- On March 25th the Cedcore our new reserve specialist was onsite to do our reserve study. Ryan, Matt, Jennifer, Mitch and I spent several hours with them going over each of our assets and then drove throughout the community inspecting all of our amenities/ assets. We all had a very positive initial impression. The reserve study is due back in May.
- I obtained the remaining permit needed from Washington State Fish and Wildlife to start Reichel Beach project. We have removed the top 2 layers of old bulkhead wall and ordered the new retaining wall eco-blocks. We must wait until the lake goes down to remove the final layer of old bulkhead blocks that are touching the water or until June whichever comes first. The Biologist will allow us to do all work behind the bricks on the land side before the water goes down, so we will continue to do as much as we can. *Update* We have nearly completed the Reichel beach project.
- We finalized the job posting for our two summer hires. We have received 5 inquiries, we interviewed on Wednesday. And made our selections on Friday.
- Capital request not to exceed \$10,000 to fix the three known leaks on Bluewater Dr. What I do know is: It is \$ 1,900.00 plus trucking for the equipment, and to have Chase from NWWS to help on the line repairs is \$128.00 per hour we are assuming this will take one week 8 hours a day for a total of \$1,024.00, staff time is estimated at \$2,600.00, we do not know the exact cost of the piping we will need it will depend on if we only need 1 inch polly line or if the one line that is close to an AC main is actually on

a main line so we will be purchasing both to have onsite and available at the time. Best guess is under \$1,000 dollars for the necessary sticks of pipe.

- I spoke to our legal team about foreclosing on several properties in the Association that are past due. He sent me a legal memo outlining the new laws that took effect on May 10, 2021. He is recommending we make a By-Law change.