

MAMMOTH RESERVATION BUREAU

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MAMMOTH POINT Property Management Report As of August 31, 2011

BUILDINGS:

1. Shepler Construction has completed replacement of specified entry decks in accordance with their June 8, 2011 proposal. An invoice has been received from Shepler for final payment, in the amount of \$10,000. Would the Board please inspect the job and, if warranted, authorize release of the check. Thank you.
2. Four Points Painting has performed touch-up painting throughout the Complex. In addition, they have primed and painted the new wood deck components that Shepler has constructed. No invoice has yet been received for painting of deck components. There should not be a charge from Jim Wells for the touch up painting.
3. Common area fire extinguishers have been inspected and serviced by Cochran Fire Equipment Co.
4. Repairs were made to the water supply valves for the common area washing machine by Anderson Plumbing and to the dryer by Eakins.
5. Kuppens Roofing will be performing repairs to the roof above the manager's unit. In addition, he will inspect each of the residential building roofs and seal around vents and chimneys as needed.

GROUNDS:

1. Our parking lot has been slurry coated by Black Gold Asphalt. Black Gold also rebuilt the walkway leading to the side spa entrance, from the parking lot.
2. Three tree stumps have been ground down by Eastern Sierra Tree Service. Cost was \$930.
3. Paul's Electric was engaged to replace cables to certain pole lamps in the parking lot. They are now working properly.

LOADER:

1. Management has scheduled the loader to be serviced before winter arrives, by Case Equipment. The cost is usually about \$1800. In addition, we'll engage Jerry Woo, a local heavy equipment operator, to hard-face the chains. Cost will be half of what we previously paid, perhaps around \$800. These repairs will cause the Equipment

Maintenance budget category to be exceeded, but they are necessary to protect your investment in the loader.

ADMINISTRATIVE:

1. Dustin has performed numerous maintenance and repair projects during the summer months. A list of his work will be available for review at the Board meeting.
2. Management has employed a new relief manager as the former employee resigned. The new staff member is Matt Okopny.

Respectfully submitted,

Steve Black
President, MRB