

MAMMOTH RESERVATION BUREAU

Property Management Division

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MAMMOTH POINT Property Management Report As of August 29, 2012

Buildings:

1. Several entry door locks have been rekeyed to accept the Complex master key kept by the manager. Remaining to be done are units 128 and the deadbolt on 109.
2. Dustin performed touch-up painting throughout the Complex. All unit entry stairs were coated with Thompson's Water Seal. He also repaired some trim boards that were dislodged from certain buildings.
3. Chimneys have been swept by a new, less expensive vendor, Angelo's Chimney Sweep. Cost was \$1,065.
4. Anderson Plumbing replaced water shut-off valves for units 119-129 and 133-136 (\$1975) in addition to a pressure regulator for building 129-132 (\$515) and a hose bib at 118 (\$138).
5. Boyd Shepler built a gas meter shelter along the side wall of unit 118 as required by the Town. Cost was \$650.

Grounds:

1. Henderson Landscaping finally applied 6700 square feet of hydro-seed along John Muir Road and in the "courtyard area" about 4 weeks ago. Cost was \$1,000. Staff has been keeping it watered several times a day. A small amount of new growth is sprouting in some areas, but in general the effort appears to be unsuccessful. Perhaps we'll see new growth after next spring's snow melt.
2. New controllers have been installed for the irrigation system by Henderson. Dustin has replaced many old sprinkler heads with water-saving rotary heads. He is working with an administrative person at the Water District to obtain rebates for this equipment.

Spa and Equipment:

1. Common area fire extinguishers have received their required annual inspection and, where necessary, recharging by Fire Smart Extinguisher Service.
2. A leak in the backflow preventer for the spa was repaired by Dustin, with assistance from Eric of A & D Plumbing.
3. A new cover for the Association barbecue has been purchased.

Administration:

1. Dustin solicited a verbal estimate from Villar Construction for replacing the cinder block retaining wall adjacent to the upper parking lot. Engineering- \$25-\$35,000; construction cost- \$85-\$95,000.
2. Boyd Shepler Construction submitted their bid proposal for replacing the remainder of Mammoth Point's unit entry decks. The total amount was \$17,100.
3. Management has executed a contract with Amerigas which prices our propane at \$.70 per gallon above their local market index. The contract is good for one year and then has to be renewed again. Commencing with their billing for usage during the month of September, we should see a substantial decrease in Mammoth Point's cost of propane. Unfortunately we were unable to obtain a retroactive credit back to last December when the former contract expired, even though it was their responsibility to notify us. Amerigas will be reopening a Mammoth office in the industrial park across from the airport, but the timing is uncertain.
4. As of this date, there has been no significant increase in Mammoth Point's water usage rates nor has there been information regarding a separate meter to measure irrigation water consumption.
5. Dustin sent out invitations to the Mammoth Point barbecue and made arrangements for food, beverages, tables and chairs.

Respectfully submitted,

Steve Black/ Dustin Osborne
Property Management