

# November 2020 Reserve Expenditures Resolution Worksheet

Date: December 16, 2020

## Suggested Motion:

“I move to approve November 2020 Reserve Expenditures in the amount of \$245,760.38 with funds to come from GL 9901.015, Reserve Expenditures.”

2<sup>nd</sup>:

**Summary:** Attached are the November 2020 Reserve Expenditures.

**Vote:**

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

December 2020 Reserve Expenditures

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.003	9114.21	Asbestos Abatement	\$3,423.00	20426	Envirotext	crawlspace remediation bld 818
			\$3,423.00	20432	Envirotext	crawlspace remediation bld 820
			\$3,423.00	20456	Envirotext	crawlspace remediation bld 841
			\$3,423.00	20464	Envirotext	crawlspace remediation bld 814
			\$3,423.00	20438	Envirotext	crawlspace remediation bld 843
			<b>\$17,115.00</b>			
1.006	9114.21	Settlement	\$33,859.60	12382	Avon	building 527 pay app #4
			\$45,106.71	12401	SRG	building 527 pay app #5
			<b>\$78,966.31</b>			
1.009	9114.21	Waterproofing	\$6,445.00	8667-2030	E&G	Waterproofing between stoops 1929-31 Quaker Lane
			\$6,445.00	8667-3254	E&G	Waterproofing between stoops 3254-56 Valley Drive
			\$5,445.00	8667-1515	E&G	Waterproofing between stoops 1513-15 MT Eagle
			<b>\$18,335.00</b>			
1.021	9114.21	Fascia Repairs	\$3,300.00	1680	Dynasty	fascia/rake/gable repairs building 545
			\$2,309.93	1691	Dynasty	fascia repairs behind gutter building 545
			<b>\$5,609.93</b>			
1.027	9901.01	Site Security Lighting	\$538.00	2122	Rush	Exterior lights 948
			\$208.00	2123	Rush	Exterior lights 701
			\$500.00	2124	Rush	Exterior lights 512
			<b>\$1,246.00</b>			
1.030	9114.21	Mold Abatement	\$350.00	67502	Servicemaster	missed August mold test 3233 Valley
			\$2,500.00	20373	Envirotext	Air Scrub 3144 Valley
			\$500.00	20404	Envirotext	Mold test 3432 Gunston
			<b>\$3,350.00</b>			
1.033	9901.016	Roof Tiles	\$13,908.50	2632	Ruff Roofers	Repairs 10/19, 10/20, 10/21 and 10/22 see attached.
			\$4,112.00	2669	Ruff Roofers	Repairs 10/26, 10/27 and 10/28 see attached
			\$5,427.00	2760	Ruff Roofers	Repairs 10/30, 11/2, 11/3 and 11/4 see attached.
			<b>\$23,447.50</b>			
1.039	9901.016	Cupola Repairs	\$2,450.00	1983	Dynasty	Cupola replace 527
			\$250.00	1687	Dynasty	Cupola roof repairs 502
			\$2,450.00	1688	Dynasty	Cupola replace 502
			\$375.00	1689	Dynasty	Cupola roof repairs 925
			<b>\$5,525.00</b>			
1.042	9901.006	Copper Valleys	\$3,846.00	2669	Ruff Roofers	3412 Valley Drive repace valley
			<b>\$3,846.00</b>			

December 2020 Reserve Expenditures

1.043	9901.016	Copper Valleys	\$1,482.00	2668	Ruff Roofers	Front Door flashing 3731 Gunston
			\$1,482.00			
1.048	9901.006	Tuckpointing	\$1,790.00	2020-007	Almo	Tukpointing 1330 MC; 3157 MC; 3572 MC
			\$1,790.00			
1.054	9114.210	Bld Wood Trim	\$5,500.00	95469	Palmer	Trim Repairs: 3484 MC front column; 3502 MC rear sill; 3492 MC rear sill; 1929 Quaker top of door frame; 3516 MC top of door frame; 3518 MC door frame; 3522/24 MC front porch trim; 3554 MC front door frame; 3562/64 MC front door frame column bases; 3580/3586 MC front door frames; 3590 MC front door frame bottom; 3744 Gunston front fascia; 1601 Fitz rear fascia; 3715 Lyons front fascia
			\$11,775.00	95503	Palmer	Trim Repairs: 3364/3352 MC front door frames; 3358 MC rear door sill; 3388/3394 MC rear door sills; 3368 MC front door frame; 1802 Preston front porch cloumns; 3392 MC front door columns; 3358 MC rear sill; 1807 Preston breezeway; 3424 MC porch fascia; 3438 MC column; 3452 MC front door frame; 3478/80/86/88 MC column bases; 1418 MC rear fascia; 3771 Gunston top of front door frame; 3710 Lyons front door frame; 3718 Lyons rear sill; 1246 MC column base; 1250/42/36 MC front fascia; 1250 MC front breezeway and rear frame; 3740/42 MC rear door sills; 1216/18/20/24/30 front fascia, front door bases, rear fascia and trim.
			\$13,250.00	95531	Palmer	Trim repairs: 3439/51/55/61/63 MC front door frames; 3437/41 MC front door frames; 3331 MC front door frame top; 1407 MC rear sill; 1419/21 MC rear sills; 1437/39 front frame rear sill; 1455 MC rear sill; 1414 MC column base; 1420 MC rear sill; 1633Fitz front door frame; 3610 Gunston front door frame; 3622/30 front door frame and rear sill; 3646 unston rear sill; 3652 Gunston rear sill; 3666/78 Gunston front door frame side fascia; 1620 Fitz rear sill; 1640 Fitz front door frame; 3521 MC rear sill; 3507 MC front door frame 3447/49/53 MC front door frames and bases.
			\$11,675.00	95558	Palmer	Trim Repairs: 3729/31 Holmes rear doors sills; 3724 Holmes rear sill; 3706/08/10/12 Holmes front fascia, rear sills front door frames; 3148/50/56 side and rear fascia; 1136 Valley front door frame top; 1112/14/20 Valley columns and front door frames; 3634 rear sill; 3602/04 Valley porch fascia and columns; 3601/07/11 Gunston rear fascia front door frames back door sills; 3618/22 Greenway porch side fascia and columns;
			\$3,300.00	1660	Dynasty	Building 545 full fascia and gable replacement
			\$4,090.00	1665	Dynasty	Trim and squirrel repairs: 216 rear fascia; 104 gable squirrels; 102 portico side panels w/ pvc; 3616 Gunston 2 squirrel holes; 3740 Gunston 2 squirrel holes; 3460 Ginston rear fascia squirrel holes and repaired gutter trim
			\$3,060.00	1666	Dynasty	Replace number plaques 302,304,306,308,310,312,314 and 316
			\$52,650.00			

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1.060	9901.008	PEX water lines	\$10,185.00	8667-8201	E&G	Bld 841
			\$8,645.00	8667-8202	E&G	Bld 845
			<u>\$7,605.00</u>	8667-8203	E&G	Bld 843
			<b>\$26,435.00</b>			
6.021	9901.011	Sidewalks	<u>\$4,165.00</u>	2020-012	Almo	Fitzgerald Lane bld 912 remove and replace 20x5 sidewalks, manhole and 27 linera feet of curb
			<b>\$4,165.00</b>			
7.009	9801.520	Furniture	<u>\$1,797.64</u>	Sotre69537	Treetop	picnic tables
			<b>\$1,797.64</b>			
		<b>Total reserve expenses</b>	<b>\$245,760.38</b>			

## Ruff Roofing Oct-Nov 2020

### 10-19

- 1501 Mount Eagle –the crew replaced 30 tiles.
- 1534 Mount Eagle- One tile needed replaced.
- 1616 Preston Rd – Two tiles needed replaced.
- 1653 Preston Rd – Five tiles needed replaced.
- 3321 Coryell Ln – This area needs a lot more work. The tiles have shifted and are “keyway over keyway”. So, the tile seams line up and can allow leaking. We will need to re-lay a few hundred sqft. Nick will have pricing over shortly.
- 3218 Wellington Rd – The crew returned and added the lead to the pipe that was damaged.
- 3740 Gunston Rd – Three tiles needed replaced.
- 3212 Wellington – The note was about valley issues, but the valley was not located over this address? The crew found three broken tiles that they believed to be the root issue.
- 3262 Gunston – The gutter needed re-sealed and is good to go.
- 3610 Gunston – One tile needed replaced, and they cleaned the valley.

### 10-20

- 1640 Ripon Pl – They re-laid a small section of tiles to straighten the area and installed three new tiles.
- 3340 Gunston Rd – Five tiles needed replaced.
- 3208 Wellington Pl – Two tiles needed replaced.
- 1136 Valley Dr – 10 tiles needed replaced and they re-caulked a window.
- 3246 Valley Dr – 14 tiles needed replaced the front of this building.
- 3514 Gunston Rd – Two tiles needed replaced.
- 3458 Gunston Rd – 10 tiles needed replaced.
- 3511 Martha Custis Dr – 10 tiles needed replaced.
- 3547 Martha Custis Dr – Three tiles needed replaced.
- 3716 Lyons Ln – Two tiles needed replaced.

### 10-21

- 3304 Valley Dr – One tile needed replaced. They also re-laid a section of 10 tiles as they were shifting.
- 1250 Martha Custis Dr – One tile needed replaced, and they installed nine snowguards as requested.
- 1613 Fitzgerald – Three tiles needed replaced.
- 3380 Martha Custis Dr – Six tiles needed replaced, along with the decking and underlayment where damaged.
- 3615 Greenway – One tile needed replaced.
- 3709 Gunston Rd – Four tiles needed replaced, a window was caulked, and the gutters needed cleaned out.
- 3208 Wellington Rd – One tile needed replaced.
- 1640 Mount Eagle Pl – Two tiles needed replaced.

10-22

- 3721 Gunston Rd – Eight new snowguards were installed as requested. One tile needed replaced as well.
- 1670 Fitzgerald – The crew installed a new tile and sealed the valley to stop the leaks. Nick is getting you pricing for this and we will get it replaced ASAP.

10-26

- 3731 Gunston - Finished off the water table install.
- 3412 Martha Custis - The crew wrapped up the valley.

10-27

- 3374 Martha Custis – The crew replaced 69 tiles; this was the roof that the large section was not properly secured. This took the crew all day.

10-28

- 3328 Coryell Ln – They cleaned both sides of the valley and installed four new valley tiles.
- 1431 Martha Custis & 1427 - There was a leak in the gusset. The crew installed temp sealants to seal off the area. This is a larger repair that will take a few days. Nick will have pricing over shortly.
- 3249 Martha Custis – The crew recemented the water table above the front door.
- 3410 Martha Custis – The crew replaced four tiles here.
- 3220 Wellington Rd – Two new tiles installed.

11/2

- 1340 Martha Custis: They replaced eight tiles and installed new ice and water shield in the area. This was the really windy day, so everything took longer.

11/3

- 3457 Martha Custis: 12 tiles needed replaced
- 3360 Gunston Rd: 17 tiles needed replaced, the flashings needed sealed, and they had to clear debris from a gusset.
- 1144 Valley Dr: 23 tiles needed replaced, and they had to clear a valley.

11/4

- 3472 Gunston Rd: They re-set a row of shifted tiles and cleaned out the valley.
- 3302 Martha Custis Dr: Five tiles needed replaced.
- 1258 Martha Custis Dr: They covered over the squirrel hole with copper to block off their entrance. They also replaced six broken tiles while there.