

Association

Capital expense (CAPEX) initiative

Discussion Meeting February 19, 2025



Agenda

- Background
- Uses of funds
- Sources of funds
- Next Steps



Background

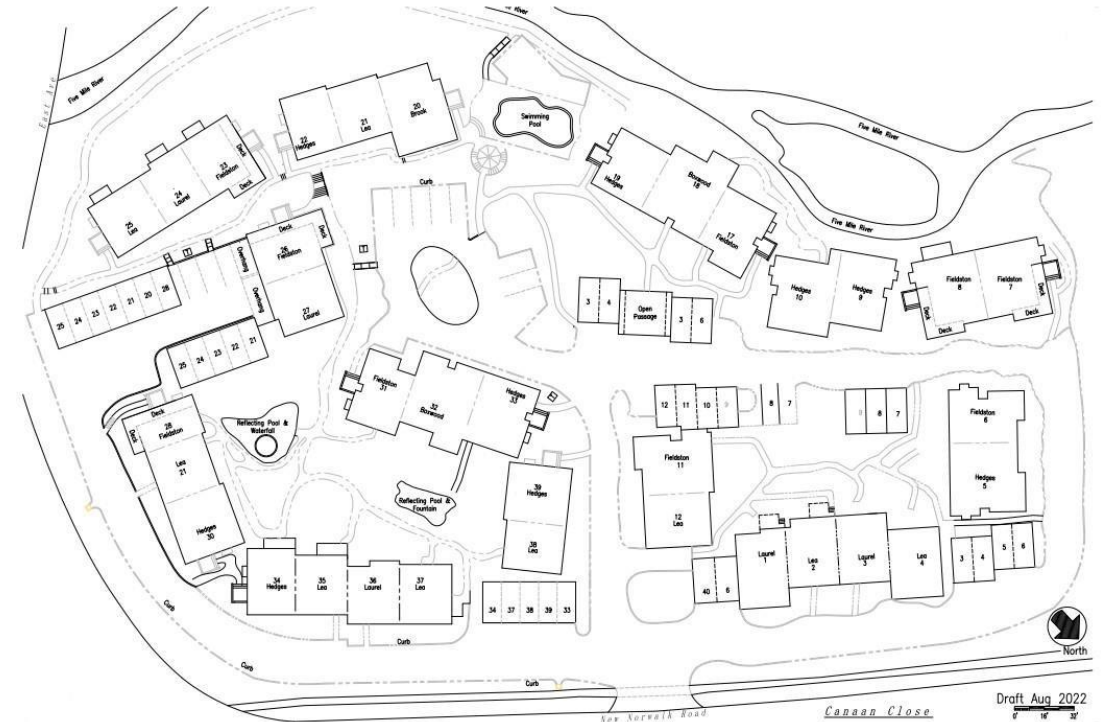
Community planned in 1969

First 23 units completed in 1974

Balance of community completed in 1979

50-year-old buildings and infrastructure

Last 5 sales average \$1,230,000



Uses of funds

Roadway
\$358K

Building Exteriors
\$115K

Aquatic Features
\$113K

Hardscape
\$47K

Landscape
\$23K

Electric grid
\$44K



Total
\$700K

Roadways

Last resurfaced in 2005



Roadway surface degraded

Significant drainage issues

Condition survey conducted by Tighe & Bond
(engineers) in
2023

Roadway scope

1

Remove current
surface topcoat

2

Remediate drainage
flow in problem areas
(front of units 21/22,
front of units 9/10,
south courtyard garage
complex)

3

Install open conduit
under roadway in
anticipation of future
demand for EV
charging capability in
garages

4

Resurface with 3" of
new asphalt



Drainage work
required

Central circle (units 20/21)

North courtyard road (units 9/10) South courtyard garage complex

Roadway Drainage and Resurface

Project Cost		Conduit under road	\$15k
Drainage remediation	\$53k	Professional fees (T&B)	\$20k
Resurface	\$270k	Status	

T&B retained as advisors

Construction documents
prepared

Ready to go out for bid Target

Fall 2025

Building

Exteriors

Oldest buildings are 51 years old and newest are 46

Masonry has not been cleaned for at least 10 years

Building envelope (EBI) study in 2024 identified issues

Full committee inspection in fall of 2024



Building Exterior Scope

Masonry cleaning and repair

\$75K

Chimney/Flashing Repair

\$15K

Steel beam restoration

\$25K



Masonry

Units:

4,5,6,7,9,12,17,18,20,23,24,25,26,27,
31,32,38,39

Remove mold from all brick surfaces
with soft brush on walls and gentle
power wash on chimneys

Repair/replace mortar where needed

\$75K



Chimney/Flashing Repair

Units 5 and 23

Others may be identified during mold removal

\$15k



Steel Beams

Underpin the first floor of units along the river (7,8,9,10,17,18,and19)

Original installation

No previous maintenance

Scrape, sand and paint to preserve useful life

\$25K



Aquatic Features

Swimming Pool

South Courtyard reflecting pool

South Courtyard waterfall pool

River walk

Aquatic feature scope

1

Resurface the
swimming pool
\$45k

2

Replace the
coping
\$28k

3

Replace the pool
heater and
propane tank
\$15k

4

Rebuild the
south courtyard
waterfall
\$25k

Competitive set

Prides Crossing



Kings Grant





Swimming Pool Work

Resurface the pool \$40K

Replace the coping surrounding the pool \$28K

Replace the propane tank and pool heater \$15K

Waterfall Scope

Drain pool



Repair drainage
Clean skimmers
Prep the surface
Resurface

\$25K

Aquatic Features Timing



Propane tank and pool heater
before Memorial Day

South Courtyard fountain as
soon as possible

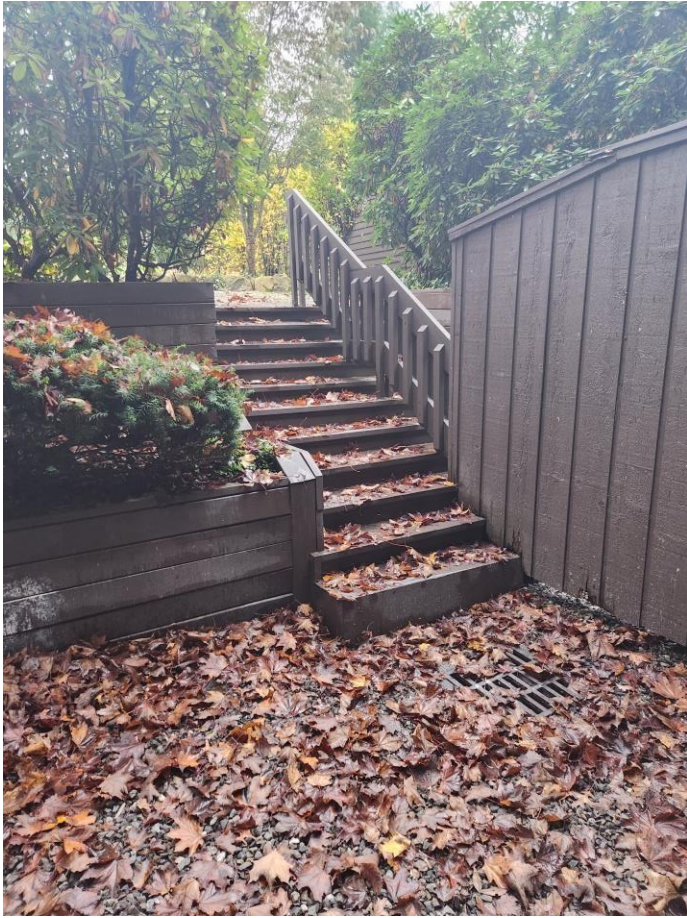
Swimming pool resurface and
coping replacement after labor
Day

Hardscape



Includes fences, walkways and stairways

Key characteristic of our community



Hardscape scope

North Courtyard units have degraded RRT stairwells

North courtyard

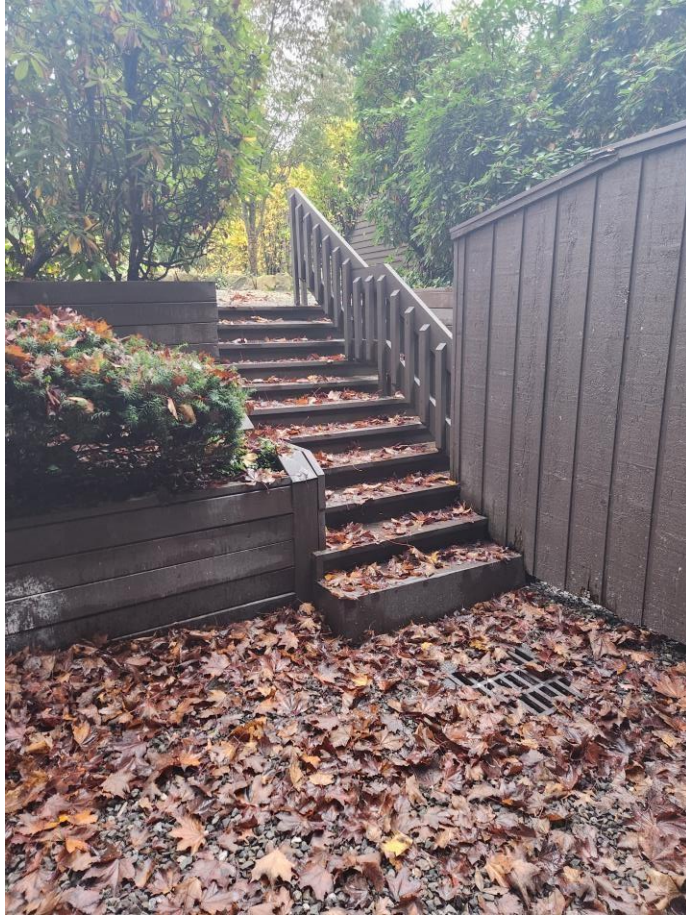
Wood disintegration



Dangerous pitch



to



Hardscape scope

North Courtyard units have degraded RRT stairwells

Unit 5/6 were replaced in 2024 with masonry

Units 1,2,3, and 4 RRT stairways need be replaced with masonry

\$47K

North Courtyard stairways

Before (spring 2024)



After (fall 2024)



Landscape Improvements

Key feature of our community

Largest line item in annual operating budget

Living/changing nature requires continuous improvement



Landscape scope

- need photo of south courtyard

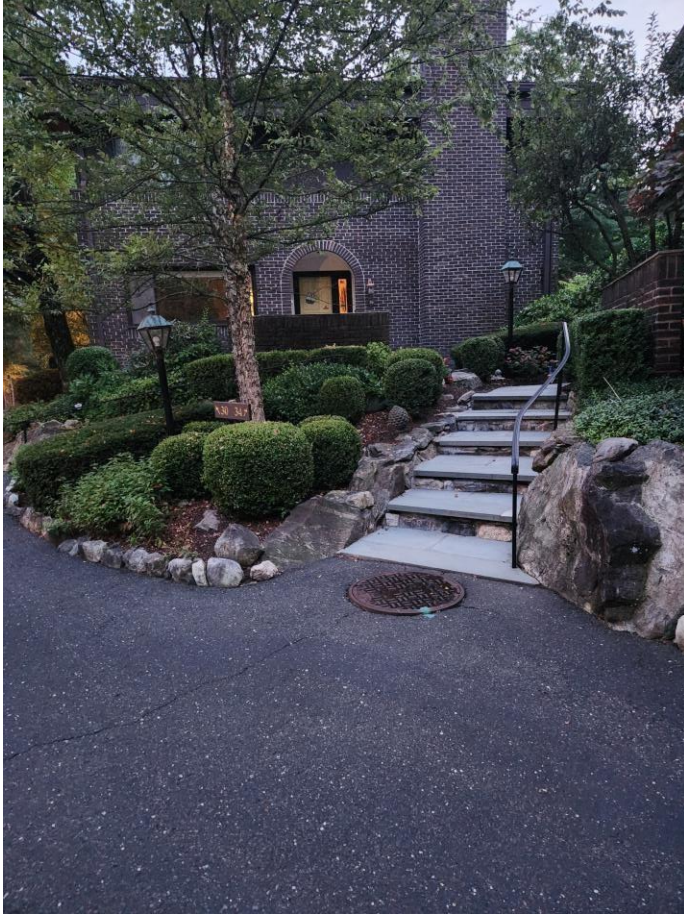
Improve drainage behind garage complex
33-39

- install catch basin and curtain drain
- connect to existing drain line

Improve drainage at lower level patio
behind unit 38

- remove bluestone
- install channel drain
- regrade and replace stone

5



\$22K

Electric Grid

Community operates (and pays for) distinct electrical circuits

Circuits provide power to pole lamps, accent lighting. Pool equipment and irrigation

Much of the underlying circuitry and lighting fixtures are 50 years old

Electric Grid Scope



Rebuild 35 garage light fixtures to accommodate LED bulbs \$6K



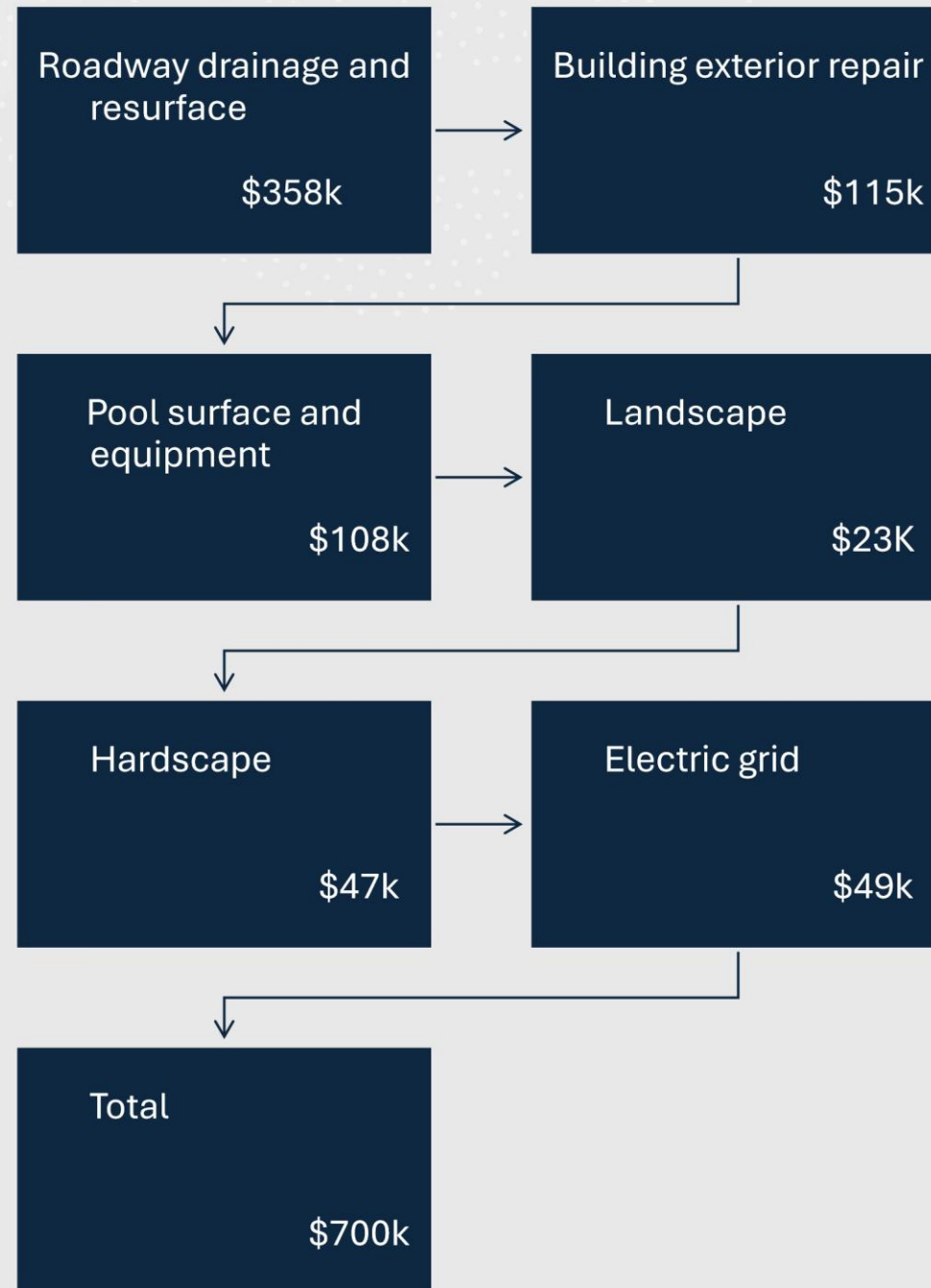
Reset the South Courtyard circuit (prone to frequent shorts and outages) in conduit \$28k



Replace South Courtyard pole lamps with new fixtures. \$10K



Uses of funds summary



Sources of Funds

New Capital required (Special Assessment)*	\$700K
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*Special Assessment funds can only be used for the projects identified in the CAPEX initiative as approved by majority of unit owners

Your Choice

Pay your pro rata share of the \$700K assessment up front

Average one-time payment is \$20,000

Your cost shown on attachment to Jan 23 notice

Participate in the \$700K bank loan

Average monthly loan service payment \$227 for 10 years

Your cost shown on attachment to Jan 23 notice

Loan Mechanics

\$700,000

10 year term

Secured by Assignment of Income

Estimated 6.5% interest

Proceeds deposited in association account immediately

Funds dispersed directly to contractors with bank approval

Reserve Status

Community currently holds \$225 K in reserve (bank deposits)

Board intends to build on that reserve level through annual contributions earmarked in the Operating Budget

Goal is to have sufficient reserves in place going forward so that another Special Assessment will not be required in the future

Next steps

Unit owners review and provide input

Revisions made to plan if required

Board meets on March 19

- Approve the initiative

- Approve the Special Assessment

- Approve obtaining a loan

- Approve amended budget

- Approve 2 officers to sign loan documents

Next Steps (continued)

Second Unit Owner Meeting (early April)

- Ratify the Special assessment

- Ratify the amended budget

- Approve the assignment of income to secure the loan

Close on the loan

Begin work