

Information on structural damage to condo buildings





Issue which needs immediate action in 2016

Water damage behind cedar siding causing dry rot, moisture issues, and deterioration of buildings



History of Corrections to Roof Leaks & Ice Damming

- 2009 Study commissioned by AnchorBank investigated necessary building corrections
- 2011 Rubber roof membranes installed on roofs of buildings with ice damming & water damage
- Vents insulated in all buildings to correct ice damming - 2011



- Since 2015, board members have been meeting with area contractors & engineers about the problems, including a review of previous contractor & engineer recommendations
- In the Fall 2015, met with Holtz Builders to plan a strategy for long-term solution to the problems.
- Action-open outside wall to building 23 in the Spring of 2016





Photos of building 23



Spring 2013 - Building 23 Unit 1







Building 23 Unit 1

Spring 2016







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Building 23 Unit I April 14, 2016









Building 23 Unit 4 - April 14, 2016





Building 23 Unit 4 - April 14, 2016





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Water damage

Building 23











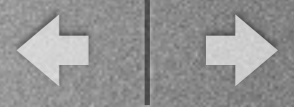
Our plans for correcting the problems

- Opened building 23 to determine extend of the problem. (completed)
- Checked all 28 buildings for similar damage (completed)



Buildings Inspected with similar water problem

- Water damage on 1st –2nd stories on both sides of building—**Buildings 1, 12, 18, 20, 21, 22, 23, 24, 29, 30, 31**
- Water damage on 1st and 2nd stories on the right side of the building—**Buildings 2, 9, 17**
- Water damage on 1st and 2nd stories on the left side of the building— **Buildings 16**
- Buildings showing little or no damage at this time—**Buildings 3, 4, 5, 6, 7, 8, 10, 11, 14, 19, 25, 27, 28**



Plans for correcting problems-2016

- **Install professional grade heat tape on all 28 buildings (prevent ice damming)**
- **Replace the damaged walls, doors, windows and/or correct poor flashing in units 23-22-21 ??**



**Insulation of steel beam in each building
above garages to prevent frozen pipes**



Review of Plans for 2016

- Complete repair to condo building 23-22-21????
- Install heat tape on all 28 buildings (short roofs)
- Foam insulation on steel beams (6 buildings w/ chronic problems of freezing pipes in the winter)



Plans for 2017

- Repair the remaining identified buildings w/ water damage (approx. 11 buildings).
- Foam insulation on remaining steel beams (22 beams)



Special Assessment

Board of Directors voted 5-0 on April 30, 2016 to assess each unit \$2000.00 for this project in 2016.

\$1000.00 due by June 15, 2016

\$1000.00 due by Sept. 15, 2016