

Manager Report

April 26,2011

As everyone noticed, I did not do snow removal this spring as I did not think there was enough snow to justify the cost that would have been incurred should I have gone ahead. I did bring the grader and loader in from time to time to help with the problem areas. Pot holes will now have to be dealt with. I have opened up the storm sewers on occasions but with the cold weather at night they freeze up by morning. I have brought in Kavanaugh to pump out some of the bad areas from time to time as well.

The water break at unit 633 was completed on March 23rd. On April 4th a water break was found at unit 556. Ace was called in to help. The repair was completed on April 5th. The corporation valve at the main had split in half for the service and had to be replaced. On April 6th, we had another break behind unit 576. This break was caused by a split in the service line to the unit. This dig was dug by hand and repaired. The repair was completed on April 13th. On April 13th, a water break was found behind unit 574. This service is still being worked on. Digging has been going on under home and we are now making our way to the main. We have also been digging this one by hand. It would be difficult getting equipment in the area. Besides the break on Norseman where I have made a sump until the ground thaws so we can locate where it is broken, I think we are up to date on all breaks.

I have not had too much problems with the sewer main so far which is a bonus. I am checking out a sewer service at unit 556 as it was reported to me that there is a good possibility that it has broken or come apart a little ways underground. The service has to be flushed approximately every 3 to 4 days.

I have spoken to unit 411 concerning the tent garage and he is to have it removed this week.

Because of all the water breaks, I have not had much time for too much else. There will be quite a few digs this summer to repair some services and remove bleeders that were installed during the winter. This will be started when the ground has thawed.

Regards

Michael Roy

Manager

YK Condo Corp #8

