

Agent Report: January/February 2008

Prepared by Benchmark Community Management

AGENT ACTION ITEMS:

- **January Board Meeting postponed until February 21, 2008**

ARCHITECTURAL:

- **None**

COMMON AREA:

- **Several limbs broke off during a wind storm bending the fence on the south side of the tennis courts. Bob Hilgenberg removed the limbs and straightened the fence. The fence will need further repair. Bob would like to wait until spring.**

HOMEOWNER ISSUES:

- **Homeowner at XXXPower Drive called looking for information on replacing their mailbox post that was hit by an unknown vehicle.**

CLUBHOUSE:

- **Burned out coach lights on the rear deck and lower patio have been replaced.**

LAKES:

- **Contacted Neil Crum regarding bid approved for the pump replacement on Neva Lake. The Board of Directors accepted a bid from Armstrong Drilling for \$3953. Neil was asked to schedule the work. Armstrong Drilling was notified that any deviation from the approved bid needs HOA approval.**

COMMITTEE INFORMATION:

- **Neighborhood wine tasting party is scheduled for Saturday February 23.**

MISCELLANEOUS:

- **On New Year's Day the home at 3786 Power Drive caught fire when a candle fell from a shelf and landed on the couch. Carmel Fire Department was called. It took approximately 15 minutes for the Carmel Fire Department to arrive on the scene due to two other fires in Carmel that evening. The Loudens' home was severely damaged mostly due to the smoke. The Loudens' plan to rebuild the interior of their home, keeping the exterior the same.**
- **January 9, fire trucks were called to XXX Christina Court due to the smell of smoke. A faulty electrical circuit was the cause. No damage occurred.**
- **W-2's have been mailed to all 2007 lifeguards.**
- **2007 tax information has been mailed to accountant.**