



7650 Town Square Way • Reno, NV 89523
775-787-4500 • fax 775-787-4511 • <http://nevada.fsrconnect.com/somerset>
Managed by FirstService Residential

GENERAL MANAGER'S REPORT
Reporting Period: March 2019

I. AESTHETIC GUIDELINES COMMITTEE (AGC) (M/YTD):

Applications Submitted	Applications Approved	Applications Denied
Landscaping – 18/35	Landscaping – 9/15	Landscaping – 9/20
New Homes – 7/13	New Homes – 2/5	New Homes – 5/8
Other Modifications – 4/18	Other Modifications – 3/15	Other Modifications – 1/3
Total – 29/66	Total – 14/35	Total – 15/31

*Numbers pulled from March 2019 AGC meeting minutes

II. COMMUNITY STANDARDS COMMITTEE (CSC) (M/YTD):

Started in March	Progress to Hearings	Continued Incident
Architectural – 6/8	Architectural – 2/3	Basketball (Storage) – 0/1
Garbage in View – 0/20	Garbage in View – 0/0	Parking/Vehicular – 1/2
Landscaping – 1/2	Landscaping – 0/0	Amenities (Behavior) – 2/6
Signage – 0/1	Amenities – 0/0	Rentals (Lease Terms) – 0/0
Other – 36/107	Signage – 0/0	Other – 3/9
Total – 43/138	Other – 7/9	Total – 5/18
	Total – 9/21	
Continuing	On-Hold	On-Extended Hold
Address (Altered) – 0/0	Architectural – 0/0	Architectural – 1/2
Architectural – 4/11	Landscaping – 0/0	Maintenance – 0/0
Garbage in View – 0/0	Lighting – 0/0	Landscaping (Install) – 11/30
Landscaping – 3/6	Maintenance – 0/0	Landscaping (Maint.) – 17/51
Signage – 0/0	Use Restrictions – 0/0	Other – 1/10
Other – 2/2	Other – 0/0	Total – 30/93
Total – 9/19	Total – 0/0	

III. CLUB AT TOWN CENTER (TCTC):

A. Events & Programs – Completed (M/YTD)

- 1. Adult Trivia Night**
March 9 at 6pm
Cost to Attend: \$10
Number of Participants: 12
Cost of Event: \$75
Revenue: \$120



SOMERSETT OWNERS ASSOCIATION

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2. Coffee and Donuts with Staff

March 12 at 9am
Cost to Attend: Free
Number of Participants --10
Cost of Event - \$20
Revenue: \$0

3. Adult Potluck

March 16th at 6pm
Cost to Attend: Free
Number of Participants – 40/80
Cost of Event - \$35- bartender
Revenue: \$18/\$38

4. Kids Movie Night

March 22 at 5:30pm
Cost to Attend: \$12.00
Numbers of Participants: 0/80- cancelled due to low sign ups
Cost of Event: \$0/\$600
Revenue: 0/ \$960

5. Starbright

Before and after school program. Kids are walked to bus and picked up from the bus. We provide snacks, crafts, activities, science activities, homework assistance and play games.
Cost: Varies
Number of Participants: 13, +10 semester specials/23
Cost to Run: \$200.00 plus \$2220.00 in labor/ month
Semester Specials Sold: 10
*Parents have the option to pay for the entire semester in January.
Revenue: \$11,819 /\$11,819 *includes semester specials
*Program does not run in Summer Months

B. Upcoming Events

1. Adult Potluck - Saturday, April 13
2. Eggstravaganza- Saturday, April 20
3. Kids Movie Night - Friday, April 26
4. Adult Bingo- Friday, April 26

C. Fitness Classes – No added classes.

D. Fitness Classes

1. Fitness Class Attendance (March) – See Exhibit “A” attached hereto.
2. Fitness Class Attendance (YTD Totals) – See Exhibit “B” attached hereto.



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E. Club Usage (M/YTD)

1. **Club Usage for March**—4,493/ 13,901 residents checked in of which 2,101/7,780 were for the gym or fitness classes. 0 checked in for the pool. * Pool is closed for construction.
2. **Golfers in March** – 194/240

IV. COMMUNICATIONS:

A. Emails- March

1. 8 weekly Somerset Happenings emails (one each week for Somerset residents with access to the Club and one for Sierra Canyon), plus 4 miscellaneous alerts.
2. 3,133 emails on the master list.
3. 32,842 emails delivered. 14,313 opened (43.59% of delivered). 1,891 clicked
4. Most popular clicked-through links for March:
 - a) Fire Fuel Reduction map (1,608 total clicks).
 - b) Irrigation mainline repair map (226 clicks).
 - c) City of Reno Planning Commission Agenda for March 20 – Gateway Business Park (50 clicks)

B. Facebook Statistics – March 14-April 10

1. 1,661 page follows; 23 new likes; 26 new page follows; 24,104 people reached, 2,895 post engagements, 71,606 total impressions
2. Top posts viewed:
 - Volunteers making sleeping mats for the homeless
 - Fire fuel reduction work continues
 - Irrigation mainline construction

C. Somerset.net – March

1. 4,657 page views, 1,502 users, average session duration: 2 minutes, 05 seconds
2. Top pages or posts viewed:
 - Canyon Nine
 - Committees and Meetings
 - Camp



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V. SPECIAL PROJECTS UPDATE:

- A. **Crosswalks** – A contract was awarded to Titan Electrical to install the signage and equipment at two locations. Work has begun at one location. Adjustment were made to the second location due to the having specified the wrong crosswalk. Work will begin at that location shortly.
- B. **Rock Walls** – Work on the Timaru/Gypsy Hill wall continues to move forward. See the attached Padovan Consulting report for more details.

VI. COMMUNITY LANDSCAPE AND OPEN SPACE:

A. Projects:

- 1. Completed tree rings around all parkway trees in turf areas.
- 2. Turf aeration throughout the community.
- 3. True Green on-site applying post and pre-emergent to all landscape planter beds.

B. Irrigation:

- 1. Completed 6" irrigation mainline project under Somerset Parkway. Asphalt repairs scheduled.
- 2. BrightView is performing an operational assessment on irrigation controllers.
- 3. All irrigation backflows have been installed after winter storage.
- 4. Irrigation mainlines have been charged and system checks are being performed.
- 5. Burying of exposed driplines on Somerset Ridge Parkway.

C. Landscape Maintenance:

- 1. Edging of turf grass throughout the community.
- 2. Continued cleaning of planter beds throughout the community.
- 3. Continued pruning of plant material and low liming of trees throughout the community.

VII. MAINTENANCE:

A. Completed Projects:

- 1. Repaired and painted several damaged walls in bathrooms, hallways and conference room.
- 2. Repaired or replaced multiple light fixtures and ceiling fans.
- 3. Repaired leaking sink and repaired damaged drywall and painted.
- 4. Repaired damaged gutters and added downspout screens.
- 5. Repaired leaking drinking fountain at Lap Pool.
- 6. Replaced damaged sign at crosswalk.
- 7. Repaired multiple gates throughout the community.



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B. On-Going Projects

1. Pool slide staircase to be sanded and painted.
2. Men's Sauna floor tile repair.
3. Play Pool water features to be repainted.
4. Continue repair and staining of all 1st floor trim and doors.

VIII. GENERAL MANAGER (As of 4/17/19)

- A. **Executive Session Summary** – During the April 24, 2019 Board Executive Session, the Board will review the AGC and CSC Committee Meeting minutes, discuss legal matters, review delinquencies, collection matters and bad debt write-offs, and discuss variance requests.
- B. **Fire Fuel Reduction** – Work has begun on the fuel abatement, however adjustments need to be made to achieve the desired results. A meeting with the vendor and consultant is scheduled for April 19th to address our concerns and establish a new approach.
- C. **Rockery Wall Inspection Program** – The scope of work for the rockery wall inspections and monitoring, along with the associated costs will be presented to the Board at the April meeting for consideration.
- D. **SGCC/SOA Water Facilities Adhoc Committee** – An Adhoc Committee was established to allow the SGCC and SOA to work together to ensure the preservation of the water rights and that the equipment which services both golf courses is properly repaired and maintained. The first meeting has been scheduled for May 1st at 3:00 p.m.

IX. LANDSCAPING REPORT (RGL) – See Exhibit “C” attached hereto.

X. CANYON NINE MAINTENANCE REPORT (RGL) – See Exhibit “D” attached hereto.

XI. ENGINEERING (PADOVAN) – See Exhibit “E” attached hereto.

EXHIBIT "A"

2019 Fitness Class Attendance March

Last updated: 4/4/2019

Class:	Instructor:	Day/Time	# of Classes:	Total # of Participants	Avg Class Attendance:	Classes w/ 2 or Less People	Cost per person
Body Sculpt	Beth Cunningham	Tues/Thurs 9-9:45a	8	74	9.25	0	\$4.32
Bootcamp	Christy Santos	Mon 9:45-10:30a	4	26	6.5	0	\$6.15
Bootcamp	Christy Santos	Wed 11:30-12:15p	4	27	6.75	1	\$5.93
Butts & Guts	Beth Cunningham	Tues/Thurs 11:15-12p	8	51	6.375	1	\$6.27
Cardio Step	Cindy Payton	MWF 9:30-10:30a	13	104	8	0	\$5.00
Chair Yoga	Nancy Chontos	Mon 8-9a/Thurs 4-5p	8	83	10.375	0	\$3.86
Crunch 15	Christy Santos	MF 11:20-11:35a/T 5:15-5:30p/W 12:15-12:30p/Th 6:15-6:30p	21	145	6.9	3	\$5.79
Doubles Tennis	Reserved Court Time	Mon/Wed 10a-12p	1	5	5	0	*No instructor
Fundamental Yoga	Kerry Dickinson	Tues/Thurs 1:30-2:30p	8	82	10.25	0	\$3.90
FX Fitness	Angela Francis	Wed/Fri 5:30-6:15p	9	17	1.8	8	\$21.18
GS Yoga	Karen Hairfield	Tues/Thurs 7:30-8:30a	7	29	4.14	0	\$9.66
Hatha Yoga	Linda Morgan	MWF 8:30-9:30a	13	231	17.8	0	\$2.25
Hatha Yoga	Linda Morgan	Monday 5:30-6:30p	4	24	6	0	\$6.67
Mat Pilates	Beth Cunningham	Tues/Thurs 10-11a	8	41	5.125	0	\$7.80
Meditation	Linda Morgan	Wed 9:30-9:45a	4	36	9	0	\$4.44
Mind-Body Wellness	Bruce Knowlton	M 5:30-6:30p/F 8-9a	8	33	4.125	0	\$9.70
Pickleball	Reserved Court Time	MW/Sat 12:30-3:00p	13	130	10	0	*No instructor
Power Cycle	Christy Santos	Mon/Fri 10:45-11:20a	9	88	9.78	0	\$4.09
Spin	Christy Santos	Tuesday 5:30-6:15p	4	28	7	0	\$5.71
Spin Bootcamp	Christy Santos	Thursday 5:30-6:15p	4	27	6.75	0	\$5.93
Stretch & Roll	Christy Santos	MF 11:35-12:10p	9	69	7.67	0	\$5.22
Yoga	Karen Hairfield	Saturday 9:00-10:00a	5	43	8.6	0	\$4.65
Zumba	Leslie Brown	Mon/Wed 6:35-7:35p	8	61	7.625	1	\$5.25
Aqua Fit	Linda Morgan	Tues/Thurs 9-10a	0	0	0	0	*Off Season
Aqua Fit	Linda Morgan	T/Th 10:10-11:00a	0	0	0	0	*Off Season
Aqua Fit	Mandy Nelson	MW 4:00-5:00p	0	0	0	0	*Off Season
Aqua Fit	Angela Francis	Saturday 9-10a	0	0	0	0	*Off Season
Aqua Fit	Angela Francis	Saturday 10:10-11:00a	0	0	0	0	*Off Season
Circuit Training	Christy Santos	Tues 4:30-5:15p	4	23	5.75	0	\$6.96

*Cancelling as of 5/1

*New Class as of 3/1

EXHIBIT "B"

Fitness Class Attendance YTD 2019

Last updated: 4/4/2019

Class:	Instructor:	Day/Time	YTD Avg Attendance	YTD Total Attendance
Body Sculpt	Beth Cunningham	Tues/Thurs 9-9:45a	8.8	203
Bootcamp	Christy Santos	Mon 9:45-10:30a	4.9	96
Bootcamp	Christy Santos	Wed 11:30-12:15p	4.3	78
Butts & Guts	Beth Cunningham	Tues/Thurs 11:15-12p	4.9	123
Cardio Step	Cindy Patyon	MWF 9:30-10:30a	7.2	273
Chair Yoga	Nancy Chontos	Mon 8-9a/Thurs 4-5p	10.9	275
Crunch 15	Christy Santos	MW 12:15-12:30p/F 11:20-11:35a	5.5	348
Doubles Tennis	Reserved Court Time	Mon/Wed 10a-12p	1.7	5
Fundamental Yoga	Kerry Dickinson	Tues/Thurs 1:30-2:30p	8.3	209
FX Fitness	Angela Francis	Wed/Fri 5:30-6:25p	2.5	66
GS Yoga	Karen Hairfield	Tues/Thurs 7:30-8:30a	4.6	112
Hatha Yoga	Linda Morgan	MWF 8:30-9:30a	16.6	632
Hatha Yoga	Linda Morgan	Monday 5:30-6:30p	4.9	59
Mat Pilates	Beth Cunningham	Tues/Thurs 10-11a	4.7	116
Meditation	Linda Morgan	Wed 9:30-9:45a	7.6	100
Mind-Body Wellness	Bruce Knowlton	Monday 5-6p/Friday 12-1p	4.7	101
Pickleball	Reserved Court Time	MW 12:45-3:15p/Sat 12:30-3:00p	8.9	330
Power Cycle	Christy Santos	Mon/Fri 10:45-11:20a	7.3	185
Spin	Christy Santos	Tuesday 5:30-6:15p	7.8	94
Spin Bootcamp	Christy Santos	Thursday 5:30-6:15p	6.5	84
Stretch & Roll	Christy Santos	Mon/Fri 11:35-12:10p	5.1	164
Yoga	Karen Hairfield	Saturday 9:00-10:00a	9.0	117
Zumba	Leslie Brown	Mon/Wed 6:35-7:35p	10.1	241
Aqua Fit	Linda Morgan	Tues/Thurs 9-10a	0.0	0
Aqua Fit	Linda Morgan	Tues/Thurs 10:10-11:00a	0.0	0
Aqua Fit	Mandy Nelson	MW 4:00-5:00p	0.0	0
Aqua Fit	Angela Francis	Saturday 9-10a	0.0	0
Aqua Fit	Angela Francis	Saturday 10:10-11:00a	0.0	0
Circuit Training	Christy Santos	Tuesday 4:30-5:15p	5.8	23

Class avg is >5 participants
Class avg is 2-5 participants
Class avg is 2< participants

*March is off season - No Instructor

*Cancelling as of 5/1

*Off Season

*Off Season

*Off Season

*Off Season

*Off Season

*Off Season

*New Class as of 3/1



**Somerset
April 2019
Report**

Turf Maintenance

- Mechanically edged all turf areas along curbs
- Aerate all common area turf
- Create tree rings on all trees located in turf

Common Area Planters

- Complete ornamental grass and perennial shrub trimming
- Remove trash in planters weekly
- Remove pine needles and leaf debris
- Raking of DG planters after litter and leaf debris removal
- Trim native plant material growing into the planter beds from open space areas

Irrigation System

- Installed backflows throughout
- Pressurize main lines throughout
- Complete first part of tie in of mainline repair between roundabout 4 and 5
- Begin system check
- Repair mainline break in parkway between entry and roundabout 1
- Begin burying of drip tubing
- Begin repairs of drip tubing to trees in turf areas

Fertilizer and Chemical Applications

- Spray tree rings with post and pre-emergent herbicide to prevent regrowth of turf
- Apply pre and post emergent to all planter beds throughout

Miscellaneous Items

- Service dog waste stations and trash cans twice per week throughout

Upcoming Items

- Install remaining backflows that were broken when turned over from Reno Green
- Complete irrigation start up
- Make minor repairs to all broken irrigation heads and drip tubing
- Begin weekly mowing operations
- Complete initial Vol clean out and begin regular monthly service
- Install 1st seasonal color rotation
- Begin trail maintenance
- Complete first pass of noxious weed control
- 1st turf and planter fertilizer and fungicide treatment
- Inspect/ adjust or remove tree stakes throughout
- Address bend a board issue, plan with Jim for section to be removed and reviewed

EXHIBIT "D"



Somerset Canyon Nine Golf Course Highlights
March 2019

Week Of	Task	Description
3/4/2019	Maintenance	Raked bunkers 1, 2, 4, 7, and 9. Repairs were needed due to rain off.
3/4/2019	Maintenance	Cut Willows on the left side 9 approach
3/4/2019	Maintenance	Raised Tee monuments on all tee boxes
3/4/2019	Maintenance	Cut cups on all greens
3/4/2019	Maintenance	Filled tee divots on all tee areas and picked up debris throughout entire course
3/11/2019	Maintenance	Raised irrigation heads on green side 9
3/11/2019	Maintenance	Raised irrigation heads on green side 8
3/11/2019	Maintenance	Raked bunkers 1, 2, 4, 7, and 9
3/11/2019	Maintenance	Cleaned tee areas and filled divots on all tee areas.
3/11/2019	Maintenance	Cut Willows on the left side 9 approach
3/11/2019	Maintenance	Cut cups on all greens
3/11/2019	Maintenance	Raised irrigation heads on green side 7
3/11/2019	Maintenance	Raised irrigation heads on green side 6
3/11/2019	Maintenance	Filled tee divots on all tee areas and picked up debris throughout entire course
3/11/2019	Maintenance	Trimmed native grasses on 5 walking path and 2 walking path
3/18/2019	Maintenance	Raked bunkers 1, 2, 4, 7, and 9.
3/18/2019	Maintenance	Cut Willows on the left side 9 approach
3/18/2019	Maintenance	Filled tee divots on all tee areas and picked up debris throughout entire course
3/18/2019	Maintenance	Raised irrigation heads on green side 5
3/18/2019	Maintenance	Trimmed native grasses and native areas on 8 and 9
3/18/2019	Maintenance	Cut cups on all greens
3/18/2019	Maintenance	Cleaned trash from head wall 1
3/25/2019	Maintenance	Raked bunkers 1, 2, 4, 7, and 9.

EXHIBIT "D"



Somerset Canyon Nine Completed Work Tickets

Service Abr	Service Type	Ticket #	Scheduled	Completed Date
Golf Course Green	Grounds Care	125320	03/04/19	03/04/19
Golf Course Green	Grounds Care	125321	03/05/19	03/05/19
Golf Course Green	Grounds Care	125322	03/07/19	03/07/19
Golf Course Green	Grounds Care	125323	03/08/19	03/08/19
Golf Course Green	Grounds Care	125324	03/11/19	03/11/19
Golf Course Green	Grounds Care	125325	03/12/19	03/12/19
Golf Course Green	Grounds Care	125326	03/14/19	03/14/19
Golf Course Green	Grounds Care	125327	03/15/19	03/15/19
Golf Course Green	Grounds Care	125328	03/18/19	03/18/19
Golf Course Green	Grounds Care	125329	03/19/19	03/19/19
Golf Course Green	Grounds Care	125330	03/21/19	03/21/19
Golf Course Green	Grounds Care	125331	03/22/19	03/22/19
Golf Course Rough	Grounds Care	125558	03/13/19	03/13/19
Golf Course Rough	Grounds Care	125559	03/20/19	03/20/19

EXHIBIT "D"



Look Ahead Highlights

Week Of	Task	Description
Weekly	Maintenance	Continue trimming and raising heads
Weekly	Maintenance	Raise yardage markers
4/1/2019	Maintenance	Aerate Tee boxes, greens and top dress
4/1/2019	Irrigation	season.
4/1/2019	Maintenance	Fertilize golf course including greens, tees and approaches as needed.
4/1/2019	Irrigation	Continue to verify irrigation system for leaks as needed

SOMERSETT OWNERS ASSOCIATION – ENGINEERING UPDATE

April 2019

This update is an ongoing summary of significant projects that Padovan Consulting is currently providing project management and/or engineering for as well as summarizing future projects if known.

PROJECTS:

1. Rockery Wall Failures –

Remote monitoring continues on the rockery wall at Crescent Point and the SBE common area slope. No movement or water detected within the slope at SBE. No movement on the Crescent Point wall. Monitoring of the wall at the second roundabout has shown no movement thus far. The monitoring will continue with additional walls being added by American Geotech (AMGT).

AMGT has prepared a proposal to begin periodic inspection and monitoring of rockery walls throughout Somerset. This includes quarterly physical inspection and installation of inclinometers at designated wall locations. This proposal will be considered at the April board meeting. Padovan Consulting is coordinating with SOA management, AMGT and CFA to develop this plan and obtain proposals. The inclinometers will require drilling behind the walls and AMGT has been identifying locations. In addition and in concert with the AMGT monitoring, CFA is providing a proposal to measure wall movement on numerous other walls within the community. This will also be done on a quarterly basis. This proposal is being presented at the April board meeting as well.

A potential common area wall issue was identified behind homes on Whisper Rock. The wall is being evaluated by AMGT.

The Gypsy Hill wall repair started on January 21st. Padovan Consulting has been in communication with all parties and conducting site visits on a daily basis. The structural shotcrete layer is finished. The tie-back anchor drilling should be finished by the end of April with testing resuming the week of April 22nd. Tie-back anchor testing is approximately halfway completed. All testing should be completed by the end of the month. CME continues to provide material testing as needed. The final decorative shotcrete layer will begin in early May and is scheduled to take approximately 1 week. The contractor has begun site cleaning and will do final clean up after the decorative shotcrete is completed. All work on the wall repair (not including landscape) should be completed by end of May.

Padovan Consulting plans to begin coordinating with SOA staff and Brightview for the re-landscaping of this area. This will require landscape treatment below the wall and on the benches of each wall. It is also anticipated that small landscape repairs will be needed on adjacent properties.

City of Reno fire department has requested an existing fire hydrant on Gypsy Hill in front of the wall repair be moved. Due to the thickness of the shotcrete they do not feel the hydrant will have appropriate clearance from the new wall face. Contractor bids for this repair are being presented at the April board meeting.

EXHIBIT "E"

2. Somerset Common Area Drainages and Hillside Erosion- Padovan Consulting has been working on hillside erosion and drainage issues throughout Somerset.

Padovan Consulting prepared an RFP bid package (Bid #5) for the recommended channel maintenance for 2019. A proposal from Signature Landscape was approved at the January board meeting. Work on this project has been completed.

Bid 4 for drainage repairs was approved this summer which included repairs on Hole 9 of the Canyon 9 golf course. Work is near complete but one channel still remains.

Several areas in Wintercreek were reviewed with SOA staff, EPS (contractor), Brightview and Padovan Consulting. The first areas are a pocket park off of Scott Valley Rd. and common area extending behind homes on Scott Valley Rd. The park needs to be established with native vegetation as well as the area behind the homes. A proposal is being presented at the April board meeting from EPS to clean, grade, seed and hydromulch these areas. This work is being coordinated with the installation of temporary irrigation and additional irrigated landscape plantings being done by Brightview. The Brightview proposal will also be considered at the April board meeting.

The Wintercreek slope behind homes on Scott Valley Ct. was also reviewed as this is part of an ongoing hillside stabilization effort. The seeding from last fall did not produce results thus far. EPS will re-seed and mulch these areas at no cost to the SOA. Brightview will operate the already installed temp irrigation system on this slope. The planned second phase of this project which consists of clearing/grading of the channel at the toe of the slope and installing permanent toe of slope erosion/sediment control is still pending until more growth on the slope is established. A proposal will be presented to the board for approval in late spring or early summer for this work.

A hillside stabilization project will be reviewed in 2019 behind the water tank and homes on Roanoke Drive in Subdivision 4A. There is a large common area hillside that is poorly revegetated and will continue to be an issue as it fills the drainage ditch below with sediment. The channel has been cleared and it is temporarily being protected with silt fence but permanent stabilization needs to be completed. Due to the size of the hillside the most likely solution would be to establish native growth.

Additionally from the the winter rain events an area along the parkway across the parkway from the TC commercial parking lot a common area storm drain inlet has been impacted with sediment. This area has been reviewed in the past. First attempts at controlling the sediment with low cost straw wattles has proven ineffective. The area will have to be reviewed for a larger scale improvement or this will continue to be a drainage and erosion problem that affecting the walking path and parkway just below the inlet. This will be coordinated with the HOA project manager. It is anticipated to prepare an RFP and contractor bids for a permanent solution this spring or summer.

3. Somerset Slide Relocation and Landing Pool – Padovan Consulting is providing the construction management for the slide landing pool project. The new splash pool project is near completion and the new pool is now filled. The pool contractor still has work to do in the pump house and the coating of the slide still remain but both should be done by the first week in May. There was a punchlist inspection this week and it is expected all comments will be addressed within 2 weeks. The pool contractor still has work to do in the pump house and the coating of the slide still remain but both

EXHIBIT "E"

should be done by the first week in May. A contract was approved for painting of pool structures. All work should be completed prior to the opening on Memorial Day.

4. Parkway Irrigation Leak

This project was substantially completed in early April with successful installation of the new HDPE irrigation main. Brightview coordinating with SNC (repair contractor) successfully made tie-ins to the existing irrigation main. This system will be live within the next couple of weeks. All that remains is re-landscape and patching of the road and path. The patching will be done in coordination with other planned repairs within the next couple weeks.

5. Golf Course Irrigation Facilities

A meeting to discuss the evaluation report is schedule for early May. This meeting is anticipated to be the beginning of a collaborative effort to better understand and address the anticipated water supply infrastructure maintenance for the SGCC.

6. Pavement Maintenance

Padovan Consulting oversees Somerset pavement maintenance. West Coast Paving was contacted with to apply crack seal to paths within Sierra Canyon. This project is currently being scheduled and is anticipated to be completed this spring.

A low spot holding water in the street and damaging the asphalt was evaluated in the Boulders (2C). The solution will require a design and permit to permanently fix the low spot. This will likely require removal and replacement of curb, installation of a storm drain inlet, tie inlet to the existing City of Reno storm drain and asphalt removal and replacement. Padovan Consulting has provided a proposal for consideration at the April board meeting covering the needed design, permitting and construction management. It is anticipated to take several months to provide the approved permitted design and proposals for the repair.

Although not primarily a pavement maintenance issue, home owners and Toll Brother have brought forth an issue with two public storm drain manholes on Boulder Ridge Ct. (also in the Boulders) that were set too high resulting in large asphalt mounds in the road. This causes issues with cars driving over the significant rise in the pavement and is unsightly. After evaluation by both Padovan Consulting and the City of Reno there is a difference in opinion on the maintenance responsibility. Being that the manholes are public infrastructure and need lowered but that it is also causing issues with the private road we are proposing a cost share with the City of Reno. SNC as an approved City of Reno contractor is providing a proposal with cost split between the different public and private infrastructure components. No resolution has been reached at the date of this update but the plan is to reach an agreement with City of Reno and resolve this issue as quickly as possible.