



Property Manager's Report

To: Twin Rivers COA Board of Directors & Homeowners

From: Jason Anderson

Date: April 27th, 2026

Subject: Annual Meeting Property Update

1. Completed Projects (2025 – Year to Date)

We have successfully wrapped up several major maintenance initiatives aimed at preserving the aesthetic value and safety of Twin Rivers.

- **Exterior Painting:** Completed in 2025 by **Orellana Painting**. The project was finalized on schedule, ensuring the building envelope is protected from the elements.
- **Exterior Window Cleaning:** Full community window wash was completed to maintain clarity and building appearance.
- **Wood-Burning Chimney Cleaning:** Routine safety sweeps were performed on all active wood-burning flues to mitigate fire risk and ensure compliance with safety standards.

2. Current Projects (In-Progress)

Our current focus is heavily weighted toward safety, fire preparedness, and operational efficiency.

- **Fire Mitigation Walkthrough:** We are currently coordinating with **Roaring Fork Fire** for a comprehensive site walkthrough. This will identify high-risk vegetation and structural vulnerabilities to ensure Twin Rivers remains a defensible property.
- **Garage Lighting Upgrades:** We are actively sourcing economical, high-efficiency LED upgrades for the garage areas. This project aims to improve resident safety while reducing the association's long-term electricity costs.

3. Future Projects & Capital Planning

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As we look toward the 2027 budget cycle and beyond, we are prioritizing both the landscape health and the longevity of our life-safety systems.

- **Tree Trimming & Canopy Management:** Following the recommendations from our fire mitigation walkthrough, we are planning a tree trimming project. This will focus on removing "ladder fuels" (low-hanging branches) and thinning the canopy to reduce fire spread and improve building clearance.
- **Fire Suppression Compressor Upgrade:** We are evaluating the transition to a **Nitrogen-based system** for the dry-pipe fire suppression. Nitrogen helps prevent internal pipe corrosion (oxygen-related pitting), which can significantly extend the life of the system.
- **System Consultation:** To ensure the best value for the COA, we are in the process of securing second opinions and competitive bids from alternative fire suppression contractors regarding the health and maintenance of our dry systems.

Summary of Maintenance Strategy

The current trajectory of Twin Rivers maintenance focuses on **proactive mitigation** rather than **reactive repair**. By addressing fire safety and mechanical integrity through these planned upgrades, we aim to stabilize insurance premiums and prevent emergency assessments in the future.