

## REQUEST FOR ACTION

<b>To</b>	The Collection Board of Directors				
<b>Subject</b>	Safety Indicators				
<b>Preparer</b>	Russell Ryan #2302				
<b>Date</b>	12/8/2017	<b>For Board</b>	x	<b>Action</b>	<b>Info</b>

### EXECUTIVE SUMMARY

Preparer requests two modifications to signage and indicators on Private Road between the two parking garage entrances – the Tower and the Lofts.

First – a convex mirror should be placed at the right angle turn to allow drivers to check for traffic, pedestrians or other hazard in possible blind-spots.

Second – the wall of the parking garage which faces the Townhome Parking garages #7-14 is currently plain white, and makes it difficult for vehicles to judge their clearance and distance from the wall, regardless of sensors and back-up cameras. I would recommend installing a visible but discreet safety rail along the wall to protect the wall and cars from damage, and to provide better visibility to vehicles maneuvering in that space. Also, I recommend installing those metal (painted yellow) corner protectors in certain locations in the exterior customer parking, as has been accomplished inside the parking garage to also protect against damage, and to provide better visibility for drivers who drive and park in that area.

### RECOMMENDATION

Implement the changes proposed in the Executive Summary

### RATIONALE

Someone will inevitably hit another vehicle, pedestrian or other hazard, or the wall with a vehicle and damage will occur to both the wall and the vehicle. Vehicular traffic is likely to increase with the opening of commercial businesses, and their customers parking in the Customer spots adjacent to the Parking Garage wall. A low-cost set of indicators will likely avoid future costs of repairs, and potential lawsuits for damage by vehicle owners claiming poor signage.

<b>Exhibits</b> (If applicable)	<b>Index</b>	<b>Title</b>

**FOR BOARD USE ONLY**

**CERTIFICATE OF BOARD ACTION**

<input checked="" type="checkbox"/>	Approved	<input type="checkbox"/>	Declined	<input type="checkbox"/>	Noted	<input type="checkbox"/>	Returned	<input type="checkbox"/>	Deferred	<input type="checkbox"/>	Withdrawn
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**Stipulations**

Insert the section of the governing documents that provide the authority for the Board to approve such expenditures.

References that generally grant the Board with authority to expend funds of behalf the Association are below. It is not possible for the governing documents to specify **every** expenditure the Board is authorized to incur on behalf of the Association. The Board does (and as a practical matter, must) have authority to incur unbudgeted expenditures which will likely occur during any given fiscal year following adoption of the annual budget. Such unbudgeted items can range from discretionary expenditures to required (yet unforeseen) maintenance and/or repair of the common elements. Additionally, all expenditures (budgeted and unbudgeted) are itemized in the Association's monthly financial reports.

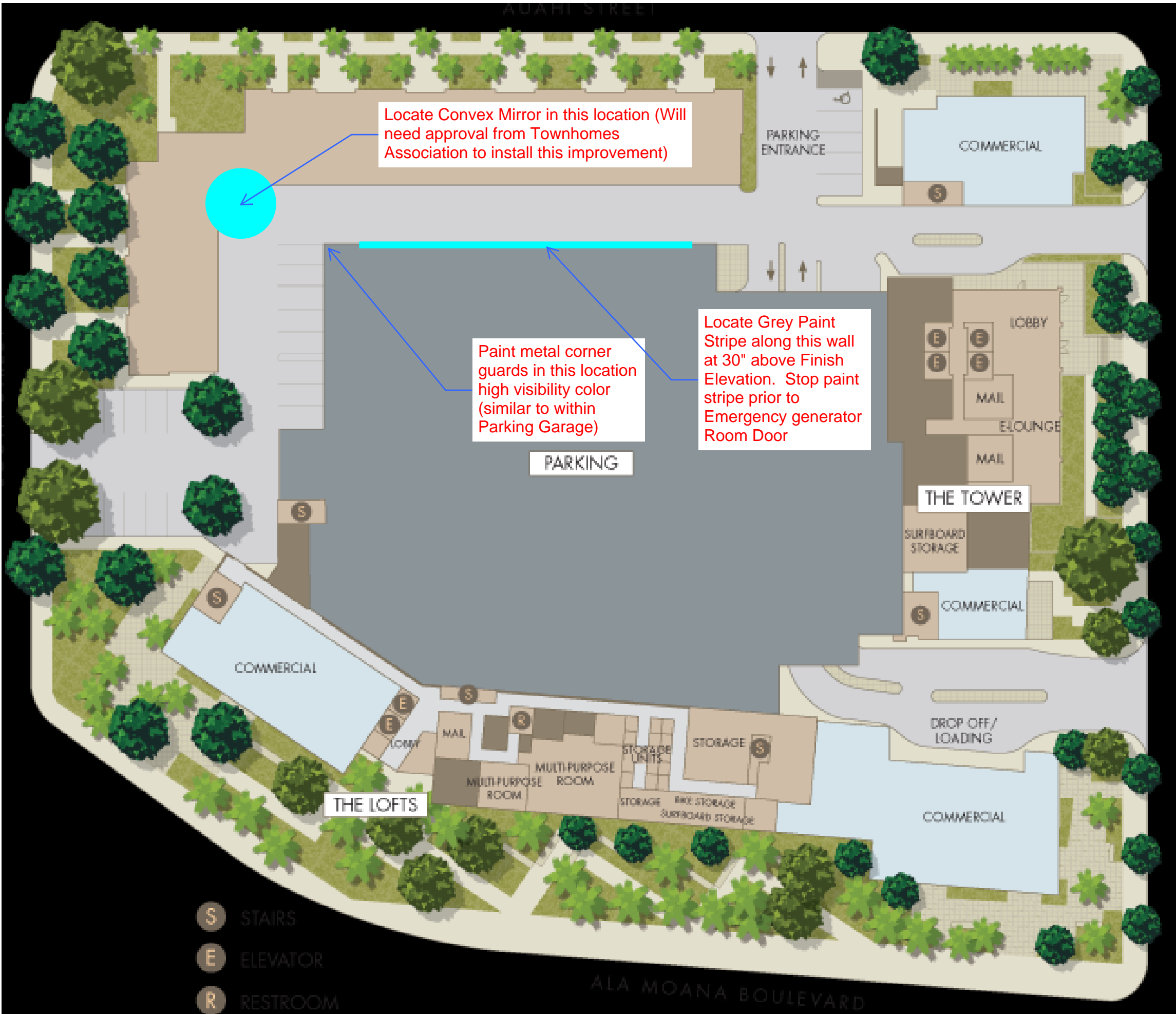
**3.2 Powers and Duties.** Except as limited by the Bylaws, Declaration, or the Act, the Board shall act in all instances on behalf of the Association and shall have all powers necessary for the administration of the affairs of the Project. The Board is responsible to ensure that the Project is

**6.11.3 Board Authority for Expenditures.** The Board may not make expenditures which exceed its Annual Budget by more than twenty percent (20%) in any fiscal year except in emergency situations. Prior to the imposition or collection of any special assessment to meet an insufficiency in the Common Expense assessment, the Board shall pass a resolution setting forth a statement as to the necessity of the special assessment and why the expense was not or could not have been reasonably foreseen. Said resolution shall be distributed to the Unit Owners with the notice of the special assessment. For the purpose of this section, "emergency situation" means an extraordinary expense: (i) required by an order of a court; (ii) necessary to repair or maintain any part of the Project, which repair or maintenance was necessitated by the discovery of a condition threatening the safety of persons occupying the Project; (iii) necessary to repair any part of the Project, which repair could not have been reasonably foreseen by the Board in preparing and distributing the Annual Budget; (iv) Necessary to respond to any legal or administrative proceeding brought against the Association that could not have been reasonably foreseen by the Board in preparing and distributing the Annual Budget; or (v) Necessary for the Association to obtain adequate insurance for the property that the Association must insure pursuant to the provisions of Article 7.

**Coordinating Instructions**

**Distribution Instructions**

Recording Secretary	Ryan Kamo	Action Date	7/26/18	RFA No.	39-2017
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Locate Convex Mirror in this location (Will need approval from Townhomes Association to install this improvement)

Paint metal corner guards in this location high visibility color (similar to within Parking Garage)

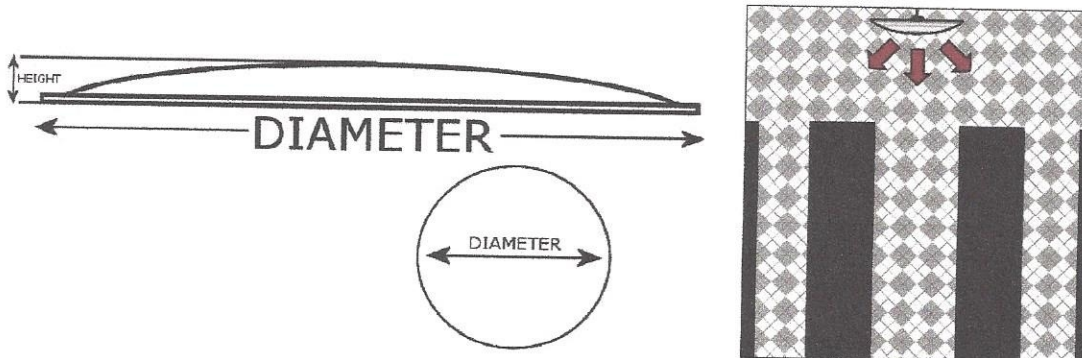
Locate Grey Paint Stripe along this wall at 30" above Finish Elevation. Stop paint stripe prior to Emergency generator Room Door

- S STAIRS
- E ELEVATOR
- R RESTROOM



- Our exclusive Duramir unbreakable lens.
- For indoor or outdoor use in all weather conditions.
- Provides 160° viewing for corner or overview use.
- Ideal for Retail, Warehouse, Convenience Stores, Production Facilities, Gas Stations, Schools, Hospitals, Prisons, Military Applications, Public Buildings
- Can be wall or ceiling mounted. Mounting hardware included. With adjustable swivel. Easy to install.
- One inch of mirror diameter equals one foot of effective viewing area. (26" Convex would be visible from up to 26')
- Shatterproof, impact proof, crack proof duramir lens.
- Heavy duty stainless steel backing.
- Made in the USA

For the ultimate in durability and strength, our exclusive Duramir with unbreakable lens and heavy duty stainless steel backing will excel in the most demanding conditions. An excellent alternate to polycarbonate - equal in strength at a fraction of the cost.



Indoor Models				
MODEL #	DIAMETER	DIAMETER INCL. TRIM	HEIGHT/DEPTH	SHIP WEIGHT
SEC-PRM-13-SB	13.125"	13.135"	1.125"	5 lbs.
SEC-PRM-18-SB	17.125"	17.135"	1.875"	8 lbs.
SEC-PRM-26-SB	25.125"	25.135"	2.5"	11 lbs.
SEC-PRM-30-SB	29.25"	29.35"	2.625"	17 lbs.
SEC-PRM-36-SB	35.25"	35.35"	2.357"	32 lbs.

10 BACH



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