

Utilities and Asbestos

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs and well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Home Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

Reserve Study Specialist Experience and Qualifications

Mari Jo Betterley, RSS. 0000025

*National Association of Professional Reserve Analysts Certified RS #2331

*Community Association Institute Certified RS #169

*Community Association Institute Business Partner

*Association of Professional Analysts PRA#2331

*Over 5000 Reserve Studies and Reserve Study Updates completed worldwide.

*Reserve Study Specialist 2004-Present

*Graduate- University of Nevada Reno- 1983

*Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings

* Instructor Continuing Education Classes:

"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500-CAM "

"Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM

" Reserve Studies- Meet the Experts- Painting and Surface Treatment"- C.E.0166600-CAM

"Reserve Studies From Start to Finish- Fundamentals" – CE.0166400-CAM

Conflict of Interest

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the Management Company and the Board of Directors to provide actual bids, invoices and estimates for the Component Measurements, Replacement Costs and Estimated time frames. If the Management Company does not have the "history" of the component information, we may ask a third party Contractor to evaluate and measure the property. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

**Major Components of the Common Elements to be
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<u>Common Area</u>			
Common Area - Concrete Repair or Replacement Allowance	1,000.00	4	5
Common Area - Fencing Repairs	1,000.00	4	5
Common Area - Landscaping Renovation	5,000.00	4	5
<u>Exterior of Homes</u>			
Exterior of Homes - Concrete Steps Replacement	1,500.00	4	5
Exterior of Homes - Deck Immediate Structural Repairs	15,000.00	0	30
Exterior of Homes - Deck Structural Repairs and Coating	5,000.00	4	5
Exterior of Homes - Mailboxes Replacement	1,800.00	5	20
Exterior of Homes - Painting and Stucco Repairs	21,600.00	5	10
Exterior of Homes - Roof Replacement	30,000.00	10	20
Exterior of Homes - Wrought Iron Railings Painting and Repairs	4,500.00	1	5
<u>Reserve Study</u>			
Reserve Study - Annual Update	450.00	1	1
Reserve Study - Full Reserve Study (Done 2019)	1,400.00	4	5
<u>Roads and Parking</u>			
Roads and Parking - Crack Seal	1,000.00	1	2
Roads and Parking - Overlay	5,250.00	20	30
Roads and Parking - Surface Maintenance Treatment	1,400.00	1	5
Total:	<hr/> 95,900.00		