

August 6, 2004

The Petersen Group
Attn: Mike Backus
By Fax to: 563-8453

Re: Incomplete Items

Dear Mike:

I met with the Board of Directors last evening, and the following items are still a concern to the homeowners association.

Another representative from Petersen Group indicated to one homeowner that all gable vents have been cut open. The Board of Directors is personally aware of at least two units where this task has not been completed. A representative from Petersen Group needs to visually check that this important step in alleviating glaciation has been completed.

Siding damage at 2310 was reported to Petersen Group, and has yet to be repaired. When the homeowner inquired about these repairs, they were informed they had to pursue this through the homeowners association's landscaper. The damaged siding was evident prior to the association hiring a landscaper therefore, if Petersen Group feels the siding damage is a result of weed whipping, this would be the responsibility of Petersen Group's landscaper.

A vent cap has been found in the backyard area of units backing up to the public access trail. Research needs to be complete to determine which unit the vent will need the cap replaced on.

Lastly, could you provide the Association with the paint codes for the porches and decks.

Please feel free to call me if you require further clarification, 562-2929.

Sincerely,

Crystal M McDonald

Crystal M. McDonald
Association Manager

Cc: Board of Directors
File 785.03.1



May 12, 2004

Spinnaker Bay Townhome Association
Attn: Sue Emissie
2301 Harbor Landing Circle Anchorage, AK 99515

Dear Sue:

In response to your letter dated April 27, 2004, I hope the following information will answer the questions and concerns you expressed regarding the Home Inspection Report conducted by Mark Lewis.

Attic exhaust ventilation is achieved with the combination of ridge vents, surface mounted box vents, and decorative gable end round vents. Low profile surface mounted attic exhaust ridge vents and box type point vents account for the primary exhaust ventilation needed to meet current code requirements, while decorative gable end vents make a secondary contribution to overall attic exhaust ventilation. One advantage of decorative gable end vents is that they are not covered by heavy snow events as are ridge and box exhaust vents. A disadvantage of decorative gable end vents is that they only provide approximately 15% of their overall size as net-free exhaust air due to the louvered design configuration. A 22" round louvered vent provides 50 square inches of net free exhaust air per vent or roughly a 3"x 8" opening each side when centered on a vertical roof truss support member.

Blockage of low profile surface mounted attic exhaust vents during moderate to heavy snow falls followed by warming temperatures above freezing can combine to generate significant ice damming as was demonstrated this previous winter; even on a building where no exhaust fans were left on and no appliances were used other than the furnace for 12 weeks prior to early January of 2004. (2324 Harbor Landing Circle)

If existing roof ventilation components are kept clear of heavy snow overburden, maximum roof ventilation is possible during times when homes need to release heat build-up from their attic space. If heat remains confined and restricted to attic spaces due to snow covering exhaust ventilation components, roof glaciation will occur.

To increase the existing attic exhaust ventilation capability and contribute to correcting damage caused by the "snow-removal contractor's" improper use of ice and snow removal equipment, The Petersen Group is prepared to make the following modifications and repairs.

1. Enlarge decorative gable end vent openings at exterior wall sheathing to exceed the existing allowable net free air open areas.

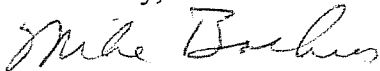
2. Install (4) additional roof ventilation AF-92 box vent per building as well as replace the (6) existing AF-50 box vents with AF-92 box vents on buildings 9, 10 and 11. This work to be completed during May / June of 2004.
3. Correct minor insulation defects as noted on the home inspection reports. This work to be completed when standard warranty items are addressed prior to the termination of individual homeowners 1- year warranty period.
4. Repair shingles that were damaged by wind, ice or snow removal as documented by the home inspection report. These repairs will be completed as soon as possible.
5. Repair siding that was damaged by wind blown debris or by removal of ice and snow as documented in the home inspection report. These repairs to be made in the early summer of 2004.
6. Repair gutters that were damaged during ice and snow removal as listed in the home inspection report. These repairs to be made in the early summer of 2004.

The home inspection report conducted by Northern Home Inspections has several good recommendations for unit owners to help protect their property and reduce ice accumulation such as installation of additional rain gutters, seasonal opening of crawl space vents and contract snow removal.

Hopefully The Petersen Group's contribution to increasing attic exhaust ventilation potential and making repairs to damaged shingles, siding and gutters will offset any inconvenience caused by this previous winter's snow conditions and subsequent ice damming.

Please acknowledge receipt of this letter and your concurrence to install the roof vents and make the repairs mentioned above. Individual unit repairs may be scheduled by having those unit owners' mail or fax to our warranty manager (Morie Mahugh) a Homeowners Warranty Request form with the listed repairs required. It is not necessary for homeowners to provide The Petersen Group with additional copies of their individual home inspection reports, as we have already been supplied with the full report.

Sincerely,



Mike Backus
Construction Manager
The Petersen Group Inc

cc: Robin Ward

Spinnaker Bay Townhouse Association
2301 Harbor Landing Circle
Anchorage, AK 99515

April 27, 2004

Bob Petersen, President
The Petersen Group
3820 Lake Otis Pkwy.
Anchorage, AK 99508

RE: Home Inspection Reports/ Warranty Requests

Dear Bob:

Enclosed, please find home inspection reports for all 32 units at Spinnaker Bay. The inspections were conducted by Mark Lewis with Northern Home Inspections. A summary is also included.

Due to numerous concerns voiced by the Unit Owners, and problems that occurred during this past winter, the Board concluded that, although the expense was great, it was imperative that these inspections be conducted in order to protect our property.

Bob, we have some serious problems. Many are related to poor ventilation in the attics. We hope that you will look at these reports thoroughly, take them seriously, and resolve them as quickly as possible. We are also hopeful that these problems can be solved amicably and that we will not have to rely on more formal options that are available.

Please accept this letter as a blanket request for warranty repairs for each unit. Each inspection report will provide the information needed to make repairs to the individual units. This request also includes damage caused to the roofs from the ice damming and subsequent removal of snow and ice. It is our belief that if the roofs had been properly vented to begin with, the ice and snow build up would not have occurred.

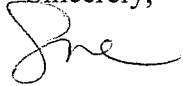
I will also encourage each unit owner to provide their own warranty requests as there may be additional warranty issues.

The Board is hopeful that you may find these inspection reports a useful tool to take into consideration as Discovery Park is built.

Bob, we're sorry that all of these problems have developed for all of us, including The Petersen Group. We want to work with your team to expedite these repairs and make this as smooth and simple as we can, for all involved.

On behalf of the Board, I am requesting a written response from you by Friday, May 14th, 2004.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sue Ernisse".

Sue Ernisse
President



Spinnaker Bay Homeowners Association
c/o Real Estate Unlimited, LLC
Attn. Robin Ward
PO Box 110687
Anchorage, AK 99511-0687

April 9, 2004

Dear Spinnaker Bay Homeowners,

The Petersen Group will have Rainproof Roofing install (4) additional roof ventilation components per building (AF- 92 box vents) in the spring of 2004 when snow-free roof conditions exist. It is recommended that all roof ventilation components always be kept clear when snow accumulation exceeds 24 inches.

With additional roof ventilation and removal of snow from all roof ventilation components during heavy snow conditions maximum ventilation will be established and roof glaciation minimized.

The Petersen Group is prepared to make cosmetic sheetrock and paint repairs to those units that had water damage caused by glaciation related roof leaks that occurred during the winter of 2003/2004, and warranty repairs on those buildings until March 31, 2005. Any roof leaks including glaciation related roof leaks that occur on buildings prior to March 31, 2005 will be investigated to determine the cause of the leak as well as to plan a course of action for any repairs necessary.

Sincerely,

A handwritten signature in black ink that reads "Mike Backus". The signature is written in a cursive, slightly slanted style.

Mike Backus
Construction Manager
The Petersen Group Inc,

8301731



Spinnaker Bay Homeowners Association
c/o Real Estate Unlimited, LLC
Attn. Robin Ward
PO Box 110687
Anchorage, AK 99511-0687

February 17, 2004

Dear Spinnaker Bay Homeowners,

Conditions this winter have presented unique challenges to homebuilders, building officials and homeowners regarding roof glaciation during times of heavy snowfalls, intermixed with periods of warming and cooling weather patterns. I recently attended meetings at the Municipality of Anchorage, Development Service Department with building officials, building inspectors and building contractors to review, discuss and evaluate how current building construction requirements and techniques used today have performed during the unusual winter conditions that have caused a city wide roof glaciation dilemma this winter. New homes that have met building plan review requirements and have passed required inspections for insulation and air tightness requirements are showing unexpected roof glaciation this season.

After meeting with municipal officials and roofing contractors to analyze and develop ways to minimize roof glaciation, I believe that if existing roof ventilation components are kept clear of heavy snow overburden, maximum roof ventilation is possible during times when homes need to release heat build-up from their attic space. If heat remains confined and restricted to attic spaces due to excess snow covering the ventilation components, roof vent glaciation will occur.

In order to minimize heat in the attic space, The Petersen Group would like to add to the ventilation capability of the Spinnaker Bay homes' roof systems by installing four (4) additional roof ventilation components per building (AF-92 box vent to match existing roof vents currently in place). These can be installed in the spring of 2004 when snow-free roof conditions exist. **It is recommended that roof ventilation components always be kept clear during heavy snow conditions. Otherwise, glaciation will occur.**

The Petersen Group is also prepared to make cosmetic sheetrock and paint repairs caused by the roof glaciation related roof leaks that occurred prior to Spinnaker Bay Townhomes' roofs being cleared of snow and ice glaciation.

Please acknowledge receipt of this letter and your concurrence to install the roof vents above mentioned. Individual unit repairs may be scheduled by having those unit owners send to our warranty manager a Homeowners Warranty Request form with the listed repairs required.

I apologize to all for any inconvenience this event has caused while we endeavored to figure out the reasons for the problem.

Sincerely,

A handwritten signature in black ink that reads 'Mike R. Backus'. The signature is written in a cursive, slightly slanted style.

Mike R. Backus
Construction Manager

QUALITY ASSURANCE

Construction Inspection
Roof Investigations

8200 East Third Ave.
Anchorage, Ak 99504
907-333-4988

Michael Sexton
2380 Harbor Landing Cr.
Anchorage, AK 99515

14 February 2004

fax: 257-4544

Subject: Roof inspection at 2380 Harbor Landing Cr.

This is a report of a roof inspection at the above referenced address. The inspection was done on 12 February 2004. The temperature was 27°F, light breeze, and partly cloudy. The owner reports there are no known leaks. There are, however, large ~~ice cycles~~ ^{icicles} hanging from the roof. The purpose of the inspection was to determine the cause of the ice formation. This house is part of a larger condo association. Many of the units are having ice problems, and this house reportable has the worst ice condition.

[An inspection was done of the attic space to observe the insulation in the attic. However, nothing in this report should be interpreted as an evaluation of the structural members of the roof system.]

The two story home and included garage has a complex ridge and gable roof. The slope is approximately 4/12. There are vent openings at the soffit for intake air to vent the attic space, and gable vents for exhaust. The roof is clad with three tab asphalt shingles. The appearance is of new shingles.

At the time of the inspection, all of the ~~ice cycles~~ ^{icicles} had been removed from the units in the association. In addition, over the past three days the ambient air temperature has risen to above freezing. This warm weather has also melted ~~ice cycles~~ ^{icicles} from the roofs in the surrounding subdivisions.

The next door neighbor supplied photos of his house and this house. The photos show large ice formations hanging from the upper roof and leading down to and touching the canopy roof over the front entrance. This location on both houses is the worst of the ice formation on the house. However, ice does form on the back corner of the house, on the same side of the house as the canopy roof over the front entrance.

In the attic, there is 8" of blown-in-place insulation. The attic was observed from the location of the access hatch. The attic was cool, and a slight breeze could be felt. The gable vents were in line of sight and daylight could be seen through the vents. From this, it is concluded the attic is vented, at least over the main part of the attic.

In the attic space towards the front entrance, the view of that part of the attic is blocked. The structure of the roof system has a row of 2x's across the attic (in a line approximately five feet beyond the banister railing). In addition, this row of 2x's is sheathed with plywood down to the surface of the attic. The plywood completely blocks the view of the attic space over the front entrance. The soffit vents could not be observed.

CONCLUSIONS: Excessive heat build up in the attic must be the cause of excessive snow melt, resulting in the large ice formations. The cause of the heat build up was not determined. A more detailed examination of the attic is needed to isolate the condition that is resulting in the excessive heat build up that is causing the ice formations.

There is something causing excessive heat build up in the attic space above the front entrance. The cause is either too little insulation, or inadequate venting. Inadequate venting could be blocked soffit vents, a dead space created by partial blocking of the attic space, or a completely cut off part of the attic.

Three things need to be determined:

Is the attic space open beyond the plywood, to the left, over the office? If open, this might allow access into the attic space over the front entrance?

Are the soffit vents open and allowing air to vent into the attic space near the front entrance?

If daylight cannot be seen at the soffit vents, is there enough room to reach to the soffit area and pull the insulation back to open the vents.

These three things will help to determine if the attic space over the front entrance is blocked off from the rest of the attic. If it is completely blocked off, then it is not a vented roof. Also known as a 'hot' roof. Unvented attic space is not permitted by the current building code.

If there is access into the attic space over the front entrance, this space may be partially blocked and not allowing a good flow of air through the attic.

If the soffit vents are blocked in this area, this could also keep this area of the attic from venting.

If the soffits are blocked, and there is enough room to reach to the soffits, then it may be possible to pull the insulation back from the blocked soffit vents.

To gain access into this part of the attic it is recommended that planks be positioned on top of the insulation and spanning the wood structural members of the roof system. This will allow someone to crawl further into the attic to observe if the part of the attic over the front entrance can be accessed. It is recommended the builder be contacted and asked to perform this investigation. The results may prompt an inspection of other units that are having ice problems.

* In addition, when temperature conditions again cause excessive ice formations, have someone observe the houses in the surrounding subdivisions to see if they are also having excessive ice build up on the roofs. If ice buildup is present on the condo units, but not on surrounding houses, then this will be clear evidence that there is something peculiar to the condo association, and not just a general icing condition throughout the entire area. This will be helpful information for the association, the builder, and the municipal inspector.

If you have any questions about this report, please call.

Sincerely,

Thomas A. Sexton

Thomas A. Sexton

* Have done — some small ice buildup have been noted — but none compare to our units.



January 26, 2004

TO: Mike Bacus

FROM: Robin Ward

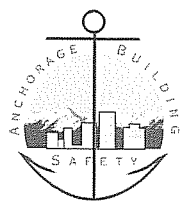
RE: Spinnaker Bay

This memo is to reiterate our conversation regarding the glaciation in Spinnaker Bay. The owners are concerned regarding amount of ice damming and the impacts. You have agreed to look at the roofs with Rainproof Roofing and research the cause of the glaciation.



Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

P.O. Box 196650 • 4700 Bragaw Street
Anchorage, Alaska 99519-6650 • (907) 343-8301 • Fax (907) 343-8200
<http://www.muni.org>

March 16, 2003

Robin Ward
Real Estate Unlimited, LLC
P.O. Box 110687
Anchorage, AK 99511

Re: Spinnaker Bay Subdivision, Roof Icing Inspection

Dear Robin,

At your request, on February 12, 2004 we visited several townhouses in Spinnaker Bay. The site visit was to investigate the roof construction of several townhouses that were experiencing roof leaks. The cause of the leaking roofs appeared to be ice dams that backed up water beyond the ice and water shield in the valleys.

There were ice dams on the eaves. From our observations the visible portions of the roofs appeared to meet current code requirements. For this reason, a formal inspection report was never prepared. Mike Bachus indicated that the Petersen Group was going to install additional box vents on the roofs to try to prevent similar ice dams from forming in the future.

There were several building industry meetings held because of the ice damming problems that occurred after the large snowfall this winter. These meetings were held to try to develop additional code requirements to prevent the situation that happened to the Spinnaker Bay townhouses from happening again.

Respectfully,

Scott M. Haan P.E.
Chief of Building Inspections

SH/vg

BROADMOOR TOWNHOMES WEST OWNERS ASSOCIATION, INC.

Administration Resolution Number 4.

ok
Do the same

SCREEN/STORM DOOR FOR REAR ENTRY

WHEREAS, Article XII, Section 12.1 (b) (ii) of the Declarations for Broadmoor Townhomes West Owners Association, Inc. states that a unit owner "may not change the appearance of the Common Elements, or the exterior appearance of a Unit or any other portion of the Common Interest Community, without permission of the Association"

WHEREAS, individual ownership within the Association have requested permission to install screen or storm doors on the rear entry doorways of their units; and

WHEREAS, the Executive Board has the power and duty to regulate additions, alterations, and improvements affecting the Common Elements and to establish rules and regulations concerning the use, appearance, and modifications made within the project and to the Common Elements as set forth in Article XII, Section 12.1 (a thru e) of the Declarations and Article II, Section 2.2 (a), (b), & (h); and

WHEREAS, the Executive Board wishes to establish guidelines for the approval of the type of doors that may be allowed;

NOW, THEREFORE BE IT RESOLVED that the following policy be and is hereby adopted by the Association:

Owners wishing to install screen or storm doors on the rear entry doorways of their individual units must make application for approval as set forth in Article XII, Section 12.1, of the Declarations.

The types of doors, which will be considered for approval, are those manufactured by Forever Storm & Screen Doors (by EMCO Specialties, Inc.) Doors must be white. Doors must be installed in accordance with manufacturer's specifications and be inspected by a representative of the Executive Board upon completion.

Doors shall be selected from one of the following models


Forever Maxxview/Fullview

Forever Gemini

Forever Traditional

In the event that the designated doors are no longer available, the Executive Board on an individual basis may approve substitute models.

DATED this 15th day of July, 2002, at Anchorage, Alaska.


Secretary