

**OAK MEADOWS ASSOCIATION CONCRETE REPAIR PROTOCOL
AUGUST, 2015**

The Oak Meadows Association has an annual budget of \$12,000 for concrete repair and replacement. The limited budget requires that choices be made on what work is to be done, and what work is not. Each year all of the requests for repair are inspected and rated by a three person panel made up of a member of the Capital Committee, Paul Murphy (the Oak Meadows on-site repair technician) and the association manager, Mark Hutchison.

The ratings are determined by (in order): safety (trip hazards), use (sidewalk vs. rear patio) and aesthetics. Any requests that are not included in the current year's work are included in the list to be inspected the following year. The rating given to any individual request is independent of when the request was made. That is to say, each year's inspection is based solely on the criteria above.

Following the determination of the concrete to be repaired, a work date is set with the concrete contractor. After that date is set, all those co-owners who made requests are notified of the status of their request. If a request made for concrete repair/replacement is not being addressed in a given year, the request will remain on the list and will be inspected again following summer.