

From: [REDACTED] <[REDACTED]>
To: J <jeevacation@gmail.com>
Cc: Rich Kahn <[REDACTED]>, Zorro Ranch <[REDACTED]>
Subject: Re: ZM Update
Date: Thu, 24 Jan 2019 18:39:44 +0000

Rich

Can we schedule time to review proposed work?

please advise

regards Brice

On Sat, Jan 19, 2019 at 9:13 PM J <jeevacation@gmail.com> wrote:
lets review each section

On Sat, Jan 19, 2019 at 5:39 PM [REDACTED] <[REDACTED]> wrote:
Good Afternoon,

As mentioned yesterday, Zorro Update, Photo's and Issues for your review

regards Brice

Roads:

Scheduled to meet Gilbert Lunar Monday afternoon to discuss fix, confirm schedule for fix.

Water Development:

Filling of Irrigation Pond continues, a pumping schedule for the Wells has been set and will be reviewed again in late January
The Transducer for Well B has been sent back to Solinst, Canada for repair, as it not transmitting Data

Please Note:

From January 1, 2018 to date (December 19, 2018):

Well B: 26.86 AF

Well K: 22.92 AF

Total: 49.78 AF

This is a good indication the Ranch should be able to achieve close to if not the 68 afa under permit E 7871by Nov 1st 2019

Main House:

Library Computer

Reminder this unit has not been upgraded recently. There is a newer unit setup in the library.

HVAC

There are minor programming issues that need to be addressed. Honeywell are on schedule for the a site visit late next week.
The Honeywell Control System Remote access and the Alarm Call out has been of great benefitA.

Lutron Light System

As Discussed the Lutron Lighting system is slowly failing
Will research replacement options for Camera's

Landscaping **Site Walls**

As previously discussed the Site Walls at the Entrance to the Main House are in bad shape. There are also other areas of plaster work that need to be addressed. Work will be placed out to bid late February

East Garden

A portion of the The North Eastern Corner of the East Garden has collapsed due to a Irrigation Leak. This is a tricky fix due to location, Scheduled for repair Feb/March weather dependent.

A Small Herd of Cows have damaged the dry stack Walls, Lavender beds and Turf.

The Eastern Terrace Lavender beds and Turf have also sustain damage from the roaming herd.!!

Landscape Lighting

A number of landscape light fixtures have failed, propose replacing all with new LED fixtures
Will forward proposal to do so.

Lodge:

Carpet

The backing on the Carpet is failing, causing the carpet to Roll/Gather.

The Carpet is also stained in the master bedroom.

Carpet is Original to build.

Bedroom Lamps

Bedroom Side Table Lamps will need to brought. These where destroyed in last years break-in.

Ranch Central:

Gate Security Camera's

Existing Camera system has failed. Gates are operational.

Will research replacement options.

Bunkhouse

Septic Line from the Bunkhouse to Septic Tank situated in the back yard of the Adobe needs to be replaced. Recurring blockage problem keeps occurring. Gene Bassett Sewage Company indicated roots from the tree in the backyard have compromised the line.

Garage Heaters

The Existing Garage heaters are failing. These units are Original to build, Kings Propane have indicated that parts are no longer available for repair.

Proposal will be forwarded for your consideration

Garage Doors

Proposals will be revised and forwarded for your review.

Picket Fences

Repair and Painting is scheduled for Late March/April.

Yellow House

Proposal for replacement of the Swamp Cooler for A/C system will be forwarded next week for your review.

Cattle Guard

The Cattle Guard on the up road to the Main House from Ranch Central is Failing

I have tasked Steve to fabricate a Replacement

Equipment:

Tree Spade

The operational issues still need to be addressed, Titan Machinery are not familiar with this equipment.

Water Truck

Propose replacement of the 1981 Water Truck.

Champion Blade

Propose replacement of the Champion Blade.

Snow Plow

Propose the purchase of a Snow Plow the clear paved road to Main House options to be forwarded for your review.

Attached photo's of Cattle Guard, Lodge, Main House and Site Walls

[REDACTED]

Stanley, NM

LSJ-GSJ, USVI

Ph: [REDACTED]

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please note

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[REDACTED]

Stanley, NM

Ph: [REDACTED]