

Whetstone Townhouse Homeowners Association

Notice for General Membership Meeting

December 6th, 2022

6:30 PM MST

Whetstone Townhouse Association will be having a **General Membership** meeting on December 6th, 2022.

The meeting will be held via Zoom. Please see the link on the back side of this page. There will also be an in-person option. The meeting location is 244 Buckley Dr. Unit 4. Crested Butte CO. 81224. There are no chairs at this location so **please bring your own to sit in.**

If any members of have any questions, please contact Jacob Dewey at Jacob@crestedyeti.com or call 719-551-9222 prior to the meeting.

Notice, November 25, 2022

Jacob Dewey- Property Manager

Crested Yeti Property Management
Association Manager
719-551-9222
e-mail: jacob@crestedyeti.com

Mailing Address:
PO Box 1202
Crested Butte, CO 81224



CRESTED BUTTE COLORADO

Crested Yeti is inviting you to a scheduled Zoom meeting.

Topic: Whetstone GM Meeting

Time: Dec 6, 2022 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88987913329?pwd=aDFXZUNYVWllckRodkF5L1F0OFQxQT09>

Meeting ID: 889 8791 3329

Passcode: 681106

One tap mobile

+17193594580,,88987913329#,,,,*681106# US

+12532158782,,88987913329#,,,,*681106# US (Tacoma)

Dial by your location

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 253 205 0468 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Meeting ID: 889 8791 3329

Passcode: 681106 Find your local number: <https://us06web.zoom.us/u/kbOHsVvxZw>

Crested Yeti Property Management
Association Manager
719-551-9222
e-mail: jacob@crestedyeti.com

Mailing Address:
PO Box 1202
Crested Butte, CO 81224



CRESTED BUTTE COLORADO

Whetstone Townhouse Homeowners Association

Meeting Agenda

December 6th, 2022

6:30 PM MST

- 6:30 pm Property Manager calls meeting to order
- 6:35 pm Presentation of the budget
- 6:40 pm Open Forum
- 7:20 pm Adjournment

Crested Yeti Property Management
Association Manager
719-551-9222
e-mail: jacob@crestedyeti.com

Mailing Address:
PO Box 1202
Crested Butte, CO 81224



CRESTED BUTTE COLORADO

Whetstone Townhouse Association

General Membership Meeting Minutes

October 20, 2022

The general membership meeting was opened by Jacob Dewey of Crested Yeti Property Management at 3:07 pm MST. This meeting was held via ZOOM.

Jacob Dewey asked for a roll call of the membership present:

Unit # A1 Tim and Caitlyn Dalsimer

Unit # A2 Marty Graves

Unit # A3 Brian Phillips

Unit # A4 Lauren Clark & Lauren Huse

Unit # B1 Ellen Osterling

Unit # B2 Marita Walen & Patrick Kenney

Unit # C1 Karen Thorpe

Unit # C2 Drew Holbrook

Unit# C3 Ben McShane

Unit # C4 Cliff and Jen Simms (Proxy given to Susan Mol)

Unit # C5/C6 Susan Mol

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on September 21, 2022. The meeting was properly noticed. The notice was also posted on Crested Yeti's website for the public to view.

Approval of Meeting Minutes from 2021

- Ellen Made a motion to approve the 2021 Meeting Minutes
- Susan Seconds the motion

Unanimously Approved

Financial Report

- The association is in good financial standing
- Operating Account: \$37,424 (33% more money than 1/1/2022)
- Reserve Account: \$55,948 (17% more money than 1/1/2022)
- There are a couple of delinquencies. Please get paid up so I do not have to hand it over to the lawyer. If you can please sign up for Appfolio as it is easy to make online payments for free or send a check to Crested Yeti and have it made out to Whetstone Townhouse Association.

Managers' Report

- Overall, the association looks to be in good physical standing around the grounds.
- Water filters are changed every 3 months by Crested Yeti.
- Alpensnow will be doing snow removal this year. Please shovel your own walkways this winter too.
- We will be having weed maintenance outsourced to Alpen Gardner this spring and summer. You will see an email from the BOD and I in the spring about more of this
- Decks need to be repainted in 2023, I have reached out to 3 companies in CB and have not heard back from any. Crested Yeti will keep trying, but the decks seem to be due for a refresh.
- Some of the sidings look rotted and falling apart. Might be time to revisit the siding project for next summer or at least replace some of the siding that is bad.
- Building C is getting their walkway redone as it is in bad shape. They are also getting gravel for the parking lot to fill in low spots. (Road Base)
- Replacing Building C common doors. All the doors need to be the same 9 panel if they are not, the board is talking about a deadline for all doors to be the same.
- Association clean up need to be done by Nov 1.
- The board realizes that the siding is in rough shape, Crested Yeti has called contractors to come out and look but no one can come out.
- The Board are going to be requesting that anyone that has put in patios without weed barriers.

Old Business

Window replacement Reminder: All units with original windows must replace their windows before or during their building's siding replacement.

- 2021 Meeting Results: The owners reviewed and discussed the window replacement requirement. The owners discussed the differences between the fixed glass windows and the operable windows. Susan Mol motioned to clarify the window replacement requirement/ruling and motioned original operable wood windows must be replaced and the fixed glass windows are optional. Mike Simmons seconded the motion, no one was against, and the motion was approved.

Declaration's update.

- Declarations-better clarity regarding maintenance responsibilities between HOA and owners/units, common elements clarity, revise insurance requirements: 'all in' and yearly insurance appraisal.
- -2021 Meeting Results: Regarding updating the HOA Declarations (common elements clarity, insurance 'all in') the owners tabled it.

Review HOA Dog List- There are no more pet fees as in 2021 the membership agreed to raise the HOA dues by 15 dollars/month and eliminate dog fees

General Maintenance

- Chimney Springtime Level 1 cleaning and inspections; next cleaning late April/early May 2022.
- Noxious Weeds
- 2021 Meeting Results: The owners agreed to hire a noxious weed contractor to manage the noxious weeds around the property.

New Business

- Owners and tenants keep personal stuff organized outside and only store permitted items outside. Winter is coming and it is time to put things away for snow. Please remember that you are not to store furniture, construction materials, personal items around common grounds. This also includes trailers and motorcycles that need to be moved for the winter season.
- Decks need to get repainted in 2023 (all contractors were booked for 2022)
- Revisit Siding Project- The siding is in rough shape, and something should be done about it.
- The association asked that Crested Yeti contact contractors and get some bids going for spring/summer/fall 2023
- Roof Challenges- Have an inspector come out and see what is going on
- The chimney will get cleaned again in May or June of 2023

- Susan made a motion to have a roofer come out each spring and do a screw and glue
- Ellen Seconds

Unanimously Approves

Election of New Board Members

Current:

- President: Susan Mol 2021-2024
- Vice President: Patrick Kenney 2021-2023
- Treasurer/Secretary: Ellen Osterling 2021-2024
- Open Board Member: Lauren Huse 2021-2022

Up for re-election (3 yr Term)

- Open Board Member: Lauren Huse 2021-2022

The membership wanted to add a board member so there would be a odd number

- Ellen Made a motion to Elect Lauren Huse as a board
- Susan Seconds the motion

Unanimously Approve

- Susan made a motion to nominate Tim
- Ellen Seconds Tim

Unanimously Approves

Approval of the Budget

- Jacob Dewey presented the budget line item by line item to the BOD to get approved

Susan made a motion to approve the budget

Second by Ellen

Unanimously Approved

Marty Questions

- Lots of dog poop hanging around, what do we do about it?
 - Install dog poop stations?

Adjournment of Meeting

- Ellen made a motion to adjourn the meeting
- Second by Susan

Unanimously Approved

Meeting closed at 4:40 PM MST

Whetstone Condominium Association
Proposed Budget December 1 2022 - May 1 2023

Income	
Interest Income	\$3.50
RENTS, DUES AND ASSESSMENTS	
Dues Income	\$ 53,760.00
Restricted Reserve Income	\$ 17,640.00
Pet Fee Income	\$500.00
Capital Improvement	\$455,500.00
Total RENTS, DUES AND ASSESSMENTS	
Total Income	\$527,403.50
Expense	
MAINTENANCE AND REPAIRS	
Landscaping and Groundskeeping	\$ 4,000.00
Chimney Maintenance	\$ 1,400.00
Maintenance and Repairs - Other	\$4,500.00
Total MAINTENANCE AND REPAIRS	\$ 9,900.00
PROFESSIONAL FEES	
Insurance Expense	\$ 15,840.00
Licenses and Permits and Taxes	\$-
Management Fees	\$ 6,840.00
Materials	\$ 1,200.00
Meeting Expense	\$50.00
Office Supplies	\$ 30.00
Postage and Delivery	\$75.00
Accounting	\$550.00
Riverbend POA Dues	\$3,400.00
Professional Fees - Other	\$1,200.00
Total PROFESSIONAL FEES	\$29,185.00
SNOW REMOVAL	
Snow Removal-Plow	\$ 3,500.00
Snow Removal-Roof	\$ 3,250.00
Snow Removal-Shovel	\$350.00
Total SNOW REMOVAL	\$ 7,100.00
Water Augmentation	\$ 2,200.00
Total Water Augmentation	\$ 2,200.00
UTILITIES	
Electricity	\$990.00
Trash	\$5,328.00
Sewer	\$ 6,600.00
Total UTILITIES	\$12,918.00
Capital Improvement	\$455,500.00
Total Expense	\$ 509,703.00
Total Income	\$ 527,403.50
Total Expense	\$ 509,703.00
Net Income	\$ 17,700.50
Subtract Restricted Reserve Transfer to Savings	\$ 17,640.00
Net Operating Income/(Loss)	\$ 60.50

Unit	Amount Due on May 1 2023
150- 1	\$ 32,550.00
150- 2	\$ 32,550.00
150- 3	\$ 32,550.00
150- 4	\$ 32,550.00
160- 1	\$ 32,550.00
160- 2	\$ 32,550.00
160- 3	\$ 32,550.00
160- 4	\$ 32,550.00
170- 1	\$ 32,550.00
170- 2	\$ 32,550.00
170- 3	\$ 32,550.00
170- 4	\$ 32,550.00
170- 5	\$ 32,550.00
170- 6	\$ 32,550.00

Total Amount of Project	\$ 455,500.00
Total Amount / 14 Units	\$ 32,535.71
Reserve Contribution (to cover 15% contengency)	\$ 68,325.00
Due Upon Signing (20%)	\$ 91,100.00
Due Upon Completion (80%)	\$ 364,400.00



Bellwether (Colorado Siding Repair)
 1555 W. Thomas Ave.,
 Englewood, CO 80110
 Phone: 303-323-8578

11/15/2022
Claim Information

Company Representative
 David Dembicki
 Phone: (720) 205-2988
 david@bellwetherhomes.com

>>>THIS PROJECT PRICE IS VALID FOR 60 DAYS<<<

Note: Due to global material shortages and delays, pricing is subject to change and material types/colors may have extended lead-times or be unavailable. Please be aware that your price might change if your Project Plan is out of date. This is not a "hard sales" technique. At Bellwether/CSR we honor transparency, integrity and honesty in all that we do, and we are committed to consultative, low-pressure project guidance. We want you to know upfront that the building products industry is experiencing unprecedented challenges. Your Project Guide and our Production Staff will work to keep your job on track, but please be patient with us if we encounter delays that are out of our control.

>>>Multi-Family Price Escalation Clause<<<

The material pricing for this project was secured by Bellwether/CSR in collaboration with our suppliers and James Hardie and is guaranteed until December 11, 2022. If a signed agreement is not executed on or before that date, the project price will be subject to an immediate 15% minimum material price increase. Further material price escalation depends on market conditions and manufacturer pricing at the time of re-bid.

-Project Summary-

The siding on the property at 150 Aspen Lane in Crested Butte has come up on its lifetime and needs replacement. This project plan is for four buildings and accounts for removing the existing siding, trim, and soffits, removing any underlayment and sheathing, installing new faced batt insulation and new OSB sheathing, wrapping the house with James Hardie HardieWrap Weather Barrier, and installing new James Hardie fiber cement siding and trim. The siding will come factory-finished with James Hardie's ColorPlus Technology, and accounts for colors from the standard Statement Collection. The soffits will come factory primed and upon installation will be painted using Sherwin-Williams Duration paint. Additionally, this plan accounts for installation of porch ceiling panels.

-Work Scope-

- *Remove existing siding, trim, sheathing, and insulation
- *Install new faced batt insulation and OSB sheathing
- *Install weather barrier, flash windows, and tape seams
- *Remove existing soffits
- *Install soffit framing
- *Install new soffits and porch ceiling panels
- *Install light blocks for existing exterior lights
- *Install new 4" trim and traditional 7" lap siding
- *Install Corrugated Metal Panels on bottom 42" of buildings with 4" trim separating lap siding and corrugated metal siding
- *Caulk down corners and around windows
- *Re-install exterior lights
- *Paint new soffits and porch ceiling panels

Color Selection: TBD

Jacob Dewey 2
 150 Aspen Lane
 Crested Butte, CO 81224
 (719) 551-9222

Job: Jacob Dewey 2

James Hardie ColorPlus Traditional Lap Siding (Statement Collection)

James Hardie® fiber cement products combine beautiful design with high performance. Fiber cement costs less than wood, doesn't attract pests, and resists water absorption to help protect against mold, swelling and cracking—buying you more mileage for your dollar. James Hardie is the only siding company that engineers siding and trim products for specific climates, ensuring that you get the best performance for our region.

James Hardie's HardiePlank is a lap siding product. HardiePlank from the Statement Collection comes with Cedarmill texture and James Hardie's patented ColorPlus Technology factory finish. HardieTrim from the Statement Collection or the Primed Collection comes in 5/4 thickness with Rustic texture.

Just like siding, a better weather barrier starts with better material. HardieWrap weather barrier is a premium, non-woven, water-resistive barrier. It contains a unique MicroTech™ coating that provides a better balance of water resistance and water vapor permeability, reducing water intrusion while releasing moisture vapor from inside to dry out the wall cavity. HardieWrap weather barrier also delivers superior air resistance to reduce energy loss. This 11-mil thick sheet provides better strength than competitive products.

The siding replacement process typically begins with site setup. Materials, dumpster, and porta-potty are delivered prior to starting the project. If the project calls for it, the existing siding and trim are removed and disposed of in the dumpster. If an underlayment is present it is removed and discarded. Some projects call for removal of the sheathing when a product like Thermoply or Celotex are present and damaged. If sheathing is removed the option to re-insulate the walls with a high performance insulation is presented. The walls are then sheathed with APA rated OSB sheathing. Opening are taped and the walls are wrapped with HardieWrap. If soffits and fascia are being replaced, the existing gutters, fascia, and soffits are removed and disposed of in the dumpster. The fascia is blocked where relevant and soffit area is framed, if needed. Trim boards are installed around windows and doors, at inside and outside wall corners, and as belly bands, and all horizontal trim is flashed. Fascia, soffits, and frieze boards are installed. Siding is then installed. After installing ColorPlus siding and trim, OSI Quad Max color-matched sealant is caulked around most joints and corners. The final step is a final cleanup and inspection for finishing touches.

In addition to labor, materials, dumpster, and disposal, this project plan accounts for permit fees, setup, and the use of standard tools such as ladders, jacks, and plank scaffolding, as required by the job. Pre-existing underlying conditions that are not known prior to starting the project may incur additional costs.

Note: Colorado Siding Repair does not abate asbestos siding. In the event that siding is impregnated with asbestos, abatement must be completed before Colorado Siding Repair will begin work on this project.

>>>THIS PROJECT PRICE IS VALID FOR 30 DAYS<<<

Note: Due to global material shortages and delays, pricing is subject to change and material types/colors may have extended lead-times or be unavailable. Please be aware that your price might change if your Project Plan is out of date. This is not a "hard sales" technique. At CSR we honor transparency, integrity and honesty in all that we do, and we are committed to consultative, low-pressure project guidance. We want you to know upfront that the building products industry is experiencing unprecedented challenges. Your Project Guide and our Production Staff will work to keep your job on track, but please be patient with us if we encounter delays that are out of our control.

The siding on the property at _____ in _____ is in poor condition and needs replacement. This project plan accounts for removing the existing siding and trim, removing any underlayment and damaged sheathing, installing up to five sheets of new OSB sheathing where needed, wrapping the house with James Hardie HardieWrap Weather Barrier, and installing new James Hardie fiber cement siding and trim. The siding will come factory-finished with James Hardie's ColorPlus Technology, and accounts for colors from the standard Statement Collection. Additionally, this plan accounts for _____ of the _____ with _____.

This plan assumes that the existing sheathing is a suitable substrate for new siding. If new sheathing is required for all walls the total installed cost is \$_____. If isolated sheathing replacement is required it will cost \$110/sheet. Additional charges will be in the form of a Project Change Order.

*** FINANCING AVAILABLE ***

Plan 105 Medallion Flat Rate 5.99% (120 Months) Installment Loan: \$_____ per month

Plan 318 Medallion 18 Month No-Interest (144 Months Max): \$_____ per month or \$_____ for 18 months to pay.

Color Selection:

Project Site Preparation and Demo

Costs associated with preparing for the siding replacement project. Fees are included on all projects regardless of dumpster or port-a-potty on site, as these fees cover for cost of clean-up and removal of debris.

Dumpster/Trash Removal (Mountain)

If by customer choice or due to space restrictions a dumpster is placed in the street, a right of way permit may be required which will result in an additional fee in the form of a change order.

Permit Fee

Permit, administration, inspection, and testing fees per local and municipal code. If not required for your area, cost will be credited at

the end of the job. Additional fees may apply based on your location.

Project Administration Fee

Sheathing Replacement: APA- Rated OSB Sheathing

Costs associated with removal of existing sheathing and installation of new OSB sheathing.

*If replacement of sheathing is not accounted for in the project proposal, isolated sheathing replacement incurs a \$110 per sheet charge in the form of a Project Change Order.

APA-Rated OSB Sheathing

Install Sheathing

James Hardie Traditional Lap Siding and Trim

Costs associated with removal of existing siding and/or trim, and installation of new siding and trim. Accounts for house wrap, fiber cement siding, starter strip, window and door trim, z-flashing, skirt flashing, inside and outside corner trim, frieze board, belly band, caulking, and standard-gauge nails as required by product.

First Layer of Siding Tear Off

Removal and disposal of existing siding and/or trim, as needed per project requirements.

Weather Resistant Barrier (Housewrap)

Seam Tape

Install House Wrap

Trim Coil

Protecto Wrap BT20XL Butyl Window Flashing Tape

Finish Nails

Ringshank Siding Nails

James Hardie ColorPlus Trim 5/4" x 4": Openings and Corners

James Hardie ColorPlus Trim 5/4" x 6": Trim Size Upgrade

James Hardie ColorPlus Statement Collection Rustic Trim 5/4" x 8"

James Hardie ColorPlus Statement Collection 7" Lap Siding

Install 7" ColorPlus Lap Siding and Trim

Remove & Re-install Existing Lights

This is a good time to purchase new light fixtures. We will install new customer supplied lighting in existing locations with no additional charge.

OSI Quad Max Sealant (9.5 oz)

James Hardie Touch Up Paint Kit (16 oz)

Hardie Panel Select Cedarmill Porch Ceiling with Seam Strips

Install Porch Ceiling (James HardiePanel)

Final Touch Up

Final finish included on every project.

Metal Screws & Fasteners

Metal Screws & Fasteners required for installation of Corrugated Metal Siding Panels

Standard Steel J-Channel

Outside Corner Trim: Steel

Corrugated Metal Panel

Corrugated Metal Siding Installation

Soffits

Costs associated with removal and replacement of the soffits. Accounts for blocking/framing, fiber cement soffit, fiber cement fascia, caulking, and standard-gauge nails as required by product.

Tear Off Existing Soffits

Soffit Framing Materials & Labor
James Hardie Primed SCM Solid Soffit Panel 24" x 8'
Install Soffits
Sherwin Williams Duration Exterior Acrylic Latex Paint
Includes paint and painting supplies
Paint Soffits and Miscellaneous Areas
Paint: Soffits, Beams, Doors

\$413,775.26

Doors Section

JELD-WEN 36" x 80" Lite Primed Steel. Prehung Left-Hand Inswing Door
2 Door Units
Install Single Door (Single Slab or 2-Lite Sliding Patio)
Hardware
Lockset for Doors
Install Hardware
Misc Door Materials
OSI Quad Max VOC Paintable Sealant - Interior & Exterior (3 openings per tube)
Closed Cell Low Expansion Window & Door Insulation (10 openings per can)

\$2,494.66

Fiberglass Batt Insulation (Walls)

R-value, the thermal resistance measure of insulation, varies among all insulation products whether they are fiberglass batts, cellulose, or sprayed-in closed-cell foam insulation. The higher the R-value, the greater the insulating power.

Faced Fiberglass Batt: ASSUMES ACCESS TO OPEN WALL CAVITIES

Fiberglass batt insulation is the most cost-conscious solution for open-wall insulating a standard wall. A house with 2x4 exterior wall construction can expect an R-value of R-15, and a house with 2x6 exterior wall construction can expect an R-value of R-19.

Important Note: The application of batt insulation requires removal of existing substrate (sheathing) to expose wall cavities. New OSB sheathing will need to be installed.

Tear off Sheathing & Demo Existing Insulation

Fiberglass Batt Insulation R-19 (2x6 Walls)

Accounts for labor and materials associated with installing fiberglass faced-batt insulation prior to sheathing installation.

\$31,257.69

Mountain Crew Lodging

Mountain Crew Lodging & Per Diem

\$7,973.33

TOTAL

\$455,500.94

Finance as much as **\$100,000** • Starting at **\$999/month** with  **Acorn** FINANCE • [APPLY](#)

.....

Getting this proposal was a big step and we can empathize with what you might be feeling:

Each of us at Bellwether (Colorado Siding Repair) recognizes that replacing the siding on your house is about more than just fixing up your house's exterior. It's about protecting your investment, perhaps one of your largest investments. It's about restoring, preserving, and rejuvenating your home, which is your family's sacred space.

Replacing your siding is a big investment and we understand that big purchases like these can be scary!

We also know how frustrating it can be to get straight answers and clear, upfront pricing that is easy to understand. That's why we strive to be transparent and educational in our approach to your project. This is, after all, your project. We're just here to help guide you in accomplishing your goals for your home. We know you want to be able to feel that pride in ownership that comes with knowing your home is build to last, and we want to help you get there. We also want to help you protect your pocketbook in the process.

We have a plan for helping you overcome the frustrations that led you to call us:

1. Check us out online. Read the reviews that actual customers have written about us at GuildQuality.com. These are written by homeowners who were in the same position you're in, looking for a trusted contractor. With a little help from us, they were successful in their quest to accomplish the daunting feat of remodeling their homes' exteriors. Don't just take our word for it—listen to the words of our past customers.
2. Drive by some of the projects that we've accomplished, or at least look at the pictures of our work. You can find a project map of work we've done in the last year on the same site, GuildQuality.com. The quality of our workmanship should be evident.
3. Go to Google and search for the products that we're recommending you use for your projects. Try typing, *How well does [James Hardie] siding stand up to hail?*, replacing "James Hardie" with whatever product we're recommending, if it's different. Also try, *How well does [James Hardie] withstand moisture and humidity?*. We only recommend—and install—the best, top-quality products, products that we know will stand the test of time and help you succeed in accomplishing your goals for your home.
4. Consider the added value you're getting by using quality materials and hiring a contractor with a commitment to excellent workmanship. Was your home damaged by hail? Will these materials help you prevent future storm damage? Is the siding on your home a poor quality material that was damaged by weather exposure and moisture? Will these materials prevent future moisture damage? What kind of warranties do these materials come with?

If you have questions come up, call us or email us! We'll never pressure you into a sale. Again, we're

here to help guide you in your journey as you seek to fix up your home.

As you narrow down your options and move closer to making a decision, here are some things for you to consider about working with us to accomplish your project:

1. This is a fixed-cost proposal. That means what you see is what you get and what you pay, nothing more, nothing less. We won't charge you more for this work, and we will do all of this work for the agreed upon price.
2. We promise to do all of our work in accordance with the local building codes in your municipality. We also promise to do all of our work in accordance with manufacturer recommendations. That second commitment is critical to making sure that at the end of your project, you get the product warranties offered by each of the product manufacturers. If you'd like to learn more about this, ask us about the James Hardie Best Practices manual.
3. There are rare occasions in which we discover (after having begun a project) a pre-existing condition which necessitates additional work. An example of something that we could not foresee prior to beginning the work is the existence of rotten sheathing or rotten framing under the siding. This kind of work will come at an additional cost, although you are under no obligation to hire us to accomplish it. We will always stop the project and talk to you about it before we do something that would cause you to incur additional charges.
4. There are also rare occasions in which we damage something on your house in the course of doing our work. The most common example of this is a broken window. The clay mineral bentonite that is common to Colorado soil can put pressure on a house's foundation, causing the house to shift. This shifting and settling can put pressure on windows that have been installed for a long time. Occasionally, removing and replacing siding and trim can cause a window like this to crack under the pressure. While this kind of situation is outside of our control, we will assist you with replacement of the window if it happens.
5. Tearing siding off of a house can be messy work. We'll do our best to protect the landscaping and keep the worksite tidy. However, there are times when a little bit of damage to the foliage around the house is unavoidable. If there are any particular plants that you want us to pay special attention to protect, please let Paul, the production manager, know in writing ahead of starting the project.
6. Prior to starting the project, we recommend that you take down any fragile wall hangings inside of the house. You'd be surprised by how much siding work can shake the walls of some homes. We cannot be held responsible for damage to the inside walls, to include falling wall hangings, and nail pops or split seams on the drywall inside of the house. We also recommend that you put away any fragile garden decorations close to the home, as well as patio furniture.
7. We will need an external power source to install your siding. If you do not have one, we can plug into a power source in the garage. We do not need you to be home to begin your project, but if we need to use the power in your garage, we ask that you plug in an extension cord and run it out of the garage before closing the garage door.
8. Make sure that this is all the work that you want to do prior to signing the agreement. If you want to change the scope of our agreement by adding work, we are happy to accommodate your request where possible. However, additional work will incur a \$500 change order fee in addition to the added cost of labor and materials for the requested services.
9. While some products are stocked by our suppliers, most materials are not. This means we have to

order them and it usually takes 2-3 weeks for those materials to arrive at the supplier's location. During the peak of our busy season, it may take an additional 2-3 weeks for delivery. Additionally, most of the products we order cannot be returned once delivered.

10. We will provide you with an estimated project start date. Typically, this will be 3-6 weeks after signing the agreement and paying the down payment, depending on the season, the weather, and the projects that come before yours in the queue. We live in Colorado where the weather is not always predictable. Additionally, we are more committed to doing each and every project well than we are to finishing it before an upcoming start date. For this reason, project start dates are always subject to change. Our commitment to you is to stay on your project once we've started it until it is finished, no matter what challenges we encounter along the way. That's also our commitment to the project right before yours in the project queue. That means we won't leave your project to go start another one before yours is complete just because yours is taking longer than expected. It also means that your start date might become delayed or come a little early depending on the projects that come before yours in the queue.
11. In most cases, we will need to have a dumpster placed out front of your home. Each municipality is different and occasionally the roll-off company has to place the dumpster in the driveway. We also typically need to have the materials delivered to your home a day or two prior the starting the project. In both cases, our production manger, Paul, will call you prior to deliver to discuss options, considerations, and placement.
12. Our payment terms are simple. We require a 20% down payment to record a signed payment and place it into the project queue. The final payment, equivalent to 80% of the project total, plus any charges for work you have decided to add, is due upon completion of the project. In the event the project is complete with the exception of a punch-list item that will require more than one week wait time, we will require the final payment less a punch-list reservation charge. The punch-list reservation charge will be equivalent to the lessor of \$1,500 or 10% of the agreed upon project total. An example of this occurrence is in the event that we need to replace a window that was cracked in the process of replacing your siding (see #4 above). The window may take 6-8 weeks to be delivered if it is a custom size. In such an event, we will collect the final balance less the punch-list reservation charge, which will be collected after the the replacement window has arrive and is installed.
13. Per Colorado state law: The homeowner has the right to cancel this contract for any reason at any time within three days after signing of the contract, unless work has commenced. Note of cancellation must be given by certified mail, return receipt requested, to the home improvement contractor. It shall be deemed compliance with the three-day cancellation period if the notice to cancel is mailed within three days after the contract signing, excluding Sundays and holidays. Within three days after receipt of the written notice of cancellation, the contractor shall refund all moneys received from the homeowner.
14. Should you decide that you need to cancel the project after the three-day cancellation period has passed, talk with us about it. We understand that stuff happens and will do everything in our power to work with you on it. However, we do reserve the right to charge you for any materials that have already been delivered and cannot be returned, or a restocking fee for delivered materials that can be returned.
15. We promise to do a good job. In fact, we stand by that promise in the warranty we give. Bellwether (Colorado Siding Repair) extends to its customers a transferable 30-year workmanship warranty to supplement any applicable manufacturer's warranty programs.

Here is some important contact information for you to save and refer back to. These will be your primary points of contact throughout your project:

Field Production Manager: Paul Dickens

(720) 880-8474

paul@bellwetherhomes.com

Production Director: Kari Buchanan

(303) 880-3072

kari@bellwetherhomes.com

Are you ready to take the next step towards alleviating your frustrations and once again having pride in ownership of your home? If so, moving forward is as easy as 1, 2, 3:

1. Let us know you want to move forward.
2. Sign this agreement and send it back to us (or ask us to come pick it up).
3. Pay us a down payment equal to 20% of the total project cost. We accept credit cards and checks, and we are happy to send you a link to pay by ACH if you would like to pay electronically. We also offer financing! Just let us know if you need it and we'll help you apply.

IF YOU'RE NOT READY TO SIGN ON THE DOTTED LINE, THAT'S OKAY! GIVE US A CALL AND LET US KNOW IF YOU HAVE ANY QUESTIONS. REMEMBER, WE'RE HERE TO HELP.

.....

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date