

Gold Basin Condominium Homeowners Association

Notice for General Membership Meeting

November 7, 2022

6:30 PM, MST

Gold Basin Condominium Homeowners Association will be having a **Siding Project Discussion** on November 7, 2022.

The meeting will be held via Zoom. Please see the link on the back side of this page.

If any members of have any questions, please contact Jacob Dewey at Jacob@crestedyeti.com or call 719-551-9222 prior to the meeting. Also please contact Jacob at the listed email address above for a proxy form.

Notice, October 24, 2022

Jacob Dewey- Property Manager

Crested Yeti Property Management
Association Manager
Phone: 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: Siding Talk

Time: Nov 7, 2022 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81661354441?pwd=R2NKc3NLRWp6T3BzcGUrczgzNnRrZz09>

Meeting ID: 816 6135 4441

Passcode: 643386

One tap mobile

+17193594580,,81661354441#,,,,*643386# US

+16699006833,,81661354441#,,,,*643386# US (San Jose)

Dial by your location

+1 719 359 4580 US

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 931 3860 US

Meeting ID: 816 6135 4441

Passcode: 643386

Find your local number: <https://us06web.zoom.us/j/81661354441?pwd=R2NKc3NLRWp6T3BzcGUrczgzNnRrZz09>

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

Mailing Address:
PO Box 1202
Crested Butte, CO 81224



CRESTED BUTTE, COLORADO

Gold Basin Condominium Homeowners Association

Meeting Agenda

November 7, 2022

6:30 PM, MST

- 6:30 pm Property Manager calls meeting to order
- 6:35 pm Introduce Bellwether Homes
- 6:40 pm Bellwether Homes Presents their Proposal
- 7:20 pm Open Questions for Bellwether Homes
- 7:25 pm Present Seamless Siding Bid
- 7:45 pm Straw Vote on Siding Project
- 7:50 pm Adjournment

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

Mailing Address:
PO Box 1202
Crested Butte, CO 81224



CRESTED BUTTE, COLORADO



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

10/13/2022
Claim Information

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

>>>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 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 and is guaranteed until November 12th, 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 213 West Rio Grand Avenue in Gunnison has come up on its lifetime and needs replacement. This project plan is for four buildings and accounts for removing the existing siding, trim, soffits, and fascia, removing any underlayment and damaged sheathing, installing up to five sheets of new OSB sheathing where needed, installing new 3/8" Fan-Fold Foam Insulation, wrapping the house with James Hardie HardieWrap Weather Barrier, and installing new Mastic Mill Creek Vinyl siding, trim, soffits, and fascia. This plan also accounts for installation of Corrugated Metal Panels on bottom 36" of buildings. Additionally, this plan accounts installation of new Aluminum 5" Seamless K-Style Gutters w/ 2x3 Downspouts.

-Work Scope-

- *Remove existing vinyl siding and trim
- *Inspect sheathing and replace where needed
- *Install weather barrier, flash windows, and tape seams
- *Remove soffits, fascia, and gutters
- *Install new soffits and fascia
- *Install light blocks or existing exterior lights
- *Install new vinyl trim and double 5" vinyl lap siding
- *Install Corrugated Metal Panels on bottom 36" of buildings
- *Re-install exterior lights
- *Install new Aluminum 5" Seamless K-Style Gutters w/ 2x3 Downspouts

Color Selection: TBD

Jacob Dewey
Gold Basin Condominiums
 201 Rio Grande Ave
 Gunnison, CO 81230
 (719) 551-9222

Job: Jacob Dewey

Bldg-1 Traditional Vinyl Siding - Mastic Mill Creek

Material Type: Mastic Mill Creek Vinyl

Material Profile: Double 5" lap
Material Color: TBD

Project Site Preparation

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

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 Work: 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

Traditional Vinyl Siding and Trim

Costs associated with removal of existing siding and/or trim, and installation of new siding and j-trim. Accounts for house wrap, siding, starter strip, window and door trim, z-flashing, skirt flashing, inside and outside corner trim, 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)

House wrap to be applied to the exterior; brand may vary.

Seam Tape for Vinyl Installations

Install Housewrap

3/8" Fan-Fold Foam Insulation

Install Rigid Foam Insulation Board

Protecto Wrap BT20XL Butyl Window Flashing Tape

Finish Nails

Ringshank Siding Nails

5/8" J-Channel (Standard)

4" Universal Outside Corner Post - 3/4"

Inside Corner Post - 3/4"

12-1/2' Insulated Starter Strip

Mastic Mill Creek (.040) D4, D4DL, D5, D5DL, T3

Install Vinyl Siding, J-Channel and Corner Posts

Light Block

Remove & Re-install Existing Lights

Dryer Vent 4"

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, Fascia, and Gutters

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

Demo Soffits and Fascia Wrap

Install Drip Edge

Soffit Framing Materials & Labor

Aluminum Fascia Wrap

Install Aluminum Fascia Wrap

Aluminum Soffit (Triple 4" Solid or Vented)

Install Vinyl Soffits

Aluminum 5" Seamless K-Style Gutters w/ 2x3 Downspouts (Materials + Labor)

Includes gutter runs, downspouts, & downspout extensions as required.

\$63,314.51

Bldg-2 Traditional Vinyl Siding - Mastic Mill Creek

Material Type:

Material Profile:

Material Color:

Project Site Preparation

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

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 Work: 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

Traditional Vinyl Siding and Trim

Costs associated with removal of existing siding and/or trim, and installation of new siding and j-trim. Accounts for house wrap, 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)

House wrap to be applied to the exterior; brand may vary.

Seam Tape for Vinyl Installations

Install Housewrap

3/8" Fan-Fold Foam Insulation

Install Rigid Foam Insulation Board

Protecto Wrap BT20XL Butyl Window Flashing Tape

Finish Nails

Ringshank Siding Nails

5/8" J-Channel (Standard)

4" Universal Outside Corner Post - 3/4"

Inside Corner Post - 3/4"

12-1/2' Insulated Starter Strip

Mastic Mill Creek (.040) D4, D4DL, D5, D5DL, T3

Install Vinyl Siding, J-Channel and Corner Posts

Light Block

Remove & Re-install Existing Lights

Dryer Vent 4"

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, Fascia, and Gutters

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

Demo Soffits and Fascia Wrap

Install Drip Edge

Soffit Framing Materials & Labor

Aluminum Fascia Wrap

Install Aluminum Fascia Wrap

Aluminum Soffit (Triple 4" Solid or Vented)

Install Vinyl Soffits

Aluminum 5" Seamless K-Style Gutters w/ 2x3 Downspouts (Materials + Labor)

Includes gutter runs, downspouts, & downspout extensions as required.

\$62,053.79

Bldg-3 Traditional Vinyl Siding - Mastic Mill Creek

Material Type:

Material Profile:

Material Color:

Project Site Preparation

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

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 Work: 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

Traditional Vinyl Siding and Trim

Costs associated with removal of existing siding and/or trim, and installation of new siding and j-trim. Accounts for house wrap, 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)

House wrap to be applied to the exterior; brand may vary.

Seam Tape for Vinyl Installations

Install Housewrap

3/8" Fan-Fold Foam Insulation

Install Rigid Foam Insulation Board

Protecto Wrap BT20XL Butyl Window Flashing Tape

Finish Nails

Ringshank Siding Nails

5/8" J-Channel (Standard)

4" Universal Outside Corner Post - 3/4"

Inside Corner Post - 3/4"

12-1/2' Insulated Starter Strip

Mastic Mill Creek (.040) D4, D4DL, D5, D5DL, T3

Install Vinyl Siding, J-Channel and Corner Posts

Light Block

Remove & Re-install Existing Lights

Dryer Vent 4"

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, Fascia, and Gutters

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

Demo Soffits and Fascia Wrap

Install Drip Edge
Soffit Framing Materials & Labor
Aluminum Fascia Wrap
Install Aluminum Fascia Wrap
Aluminum Soffit (Triple 4" Solid or Vented)
Install Vinyl Soffits
Aluminum 5" Seamless K-Style Gutters w/ 2x3 Downspouts (Materials + Labor)
Includes gutter runs, downspouts, & downspout extensions as required.

\$75,048.60

Bldg-4 Traditional Vinyl Siding - Mastic Mill Creek

Material Type:
Material Profile:
Material Color:

Project Site Preparation

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

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 Work: 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

Traditional Vinyl Siding and Trim

Costs associated with removal of existing siding and/or trim, and installation of new siding and j-trim. Accounts for house wrap, 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)

House wrap to be applied to the exterior; brand may vary.

Seam Tape for Vinyl Installations

Install Housewrap

3/8" Fan-Fold Foam Insulation

Install Rigid Foam Insulation Board

Protecto Wrap BT20XL Butyl Window Flashing Tape

Finish Nails

Ringshank Siding Nails

5/8" J-Channel (Standard)
 4" Universal Outside Corner Post - 3/4"
 Inside Corner Post - 3/4"
 12-1/2' Insulated Starter Strip
 Mastic Mill Creek (.040) D4, D4DL, D5, D5DL, T3
 Install Vinyl Siding, J-Channel and Corner Posts
 Light Block
 Remove & Re-install Existing Lights
 Dryer Vent 4"
 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, Fascia, and Gutters

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

Demo Soffits and Fascia Wrap
 Install Drip Edge
 Soffit Framing Materials & Labor
 Aluminum Fascia Wrap
 Install Aluminum Fascia Wrap
 Aluminum Soffit (Triple 4" Solid or Vented)
 Install Vinyl Soffits
 Aluminum 5" Seamless K-Style Gutters w/ 2x3 Downspouts (Materials + Labor)
 Includes gutter runs, downspouts, & downspout extensions as required.

\$51,935.51

Mountain Crew Lodging

Mountain Crew Lodging & Per Diem

\$7,333.33

TOTAL

\$259,685.74

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 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:

Production Manager: Paul Dickens

(720) 880-8474

paul@bellwetherhomes.com

Production Support: Kari Buchanan

(303) 880-3072

kari@belwetherhomes.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



PROPOSAL

To Jacob Dewey	Project Gold Basin Condos	
Phone (719) 551-9222	City Gunnison	
Email deweyski22@gmail.com	State Colorado	Zip Code 81230

We appreciate the opportunity to evaluate your project and provide a cost estimate.
The scope of work for the siding replacement as follows:

- Remove the siding and trim from the entire complex of four buildings.
- Install breathable vapor barrier as required by building code.
- Install new vinyl trim around the windows and doors.
- Install vinyl siding.
- Nail pattern per manufacturer installation instructions.
- Final clean up.

Seamless Choice Siding LLC is certified as Master Elite Contractor with PlyGem / Cornerstone Building Brands

NOTE 1: Add 36" of vertical metal siding on the entire perimeters of the buildings. ADD _____ \$32,100

NOTE 2: Install a new gutter system on the entire roof eaves ADD _____ \$14,022

COST OF SIDING REPLACEMENT INCLUDING REMOVAL & DISPOSAL OF OLD MATERIALS, DUMPSTERS RENTAL, INSTALLATION OF NEW SIDING AND TRIM, ALL FEES, TAXES, AND OVERHEAD.

TOTAL _____	<u>\$139,500</u>
Option 1 Replace soffit and custom made fascia on all four buildings ADD	<u>\$34,240</u>
Option 2 Replace all windows with mid grade windows. Various brands are available. ADD	<u>\$100,300</u>
Option 3 Replace all sliding patio doors ADD	<u>\$15,300</u>
Option 4 Replace all entry doors ADD	<u>\$23,400</u>

Low price guarantee! If customer provides a quote from a licensed competitor for the same scope of work and same or equal product prior to the material order, then Seamless Choice will match that quote.

Signature
Signature Date

Estimator

Date 10/20/2022

Name Oleg Uchitel

Signature
Signature Date

Customer

Date 10/20/2022

Name Jacob Dewey

Income Statement

Crested Yeti Property Management LLC

Properties: GOLD BASIN CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. - Wisconsin & Rio Grande Gunnison, CO 81230

As of: Sep 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Year to Month End	Selected Month
Operating Income & Expense		
Income		
DUES AND ASSESSMENTS		
Dues Income	16,723.03	3,720.00
Total DUES AND ASSESSMENTS	16,723.03	3,720.00
Other Income		
Interest Income	5.43	1.79
Total Other Income	5.43	1.79
Total Operating Income	16,728.46	3,721.79
Expense		
ADIMN/OFFICE		
General Admin: Filing Fees, Postage, Copies	206.67	9.20
Accounting	225.00	0.00
Management Fees	1,500.00	500.00
Legal Expense	365.75	302.50
Bank Service Charges	21.27	0.00
Insurance Expense	4,378.00	1,094.50
Total ADIMN/OFFICE	6,696.69	1,906.20
BUILDING MAINTENANCE & REPAIRS		
Building Maintenance and Repairs - Crested Yeti	495.00	330.00
Building Maintenance & Repairs - Contract	152.95	152.95
Material & Supplies	137.83	137.83
Total BUILDING MAINTENANCE & REPAIRS	785.78	620.78
GOUNDS MAINTENANCE & REPAIRS		
Grounds Maintenance & Repairs - Crested Yeti	276.00	0.00
Grounds Maintenance & Repairs - Contract	2,173.50	276.00
Trash: Pick up Labor	71.10	0.00
Total GOUNDS MAINTENANCE & REPAIRS	2,520.60	276.00
UTILITIES		
Electricity	221.51	76.49
Total UTILITIES	221.51	76.49
Total Operating Expense	10,224.58	2,879.47
NOI - Net Operating Income	6,503.88	842.32
Total Income	16,728.46	3,721.79
Total Expense	10,224.58	2,879.47
Net Income	6,503.88	842.32

Balance Sheet

Properties: GOLD BASIN CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. - Wisconsin & Rio Grande Gunnison, CO 81230

As of: 09/30/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Account	12,681.85
Reserve Account	54,635.30
Operating/Snow Savings Account	18,213.14
Total Cash	85,530.29
TOTAL ASSETS	85,530.29
LIABILITIES & CAPITAL	
Liabilities	
Unapplied Funds	1,260.00
Total Liabilities	1,260.00
Capital	
Opening Balance Equity	75,265.76
Calculated Retained Earnings	6,503.88
Calculated Prior Years Retained Earnings	2,500.65
Total Capital	84,270.29
TOTAL LIABILITIES & CAPITAL	85,530.29

Budget - Comparative

Properties: GOLD BASIN CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. - Wisconsin & Rio Grande Gunnison, CO 81230

Period Range: Sep 2022 to Sep 2022

Comparison Period Range: Sep 2022 to Sep 2022

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance
Income			
DUES AND ASSESSMENTS			
Dues Income	3,720.00	4,140.00	-420.00
Total DUES AND ASSESSMENTS	3,720.00	4,140.00	-420.00
Other Income			
Interest Income	1.79	0.42	1.37
Total Other Income	1.79	0.42	1.37
Total Budgeted Operating Income	3,721.79	4,140.42	-418.63
Expense			
ADIMN/OFFICE			
General Admin: Filing Fees, Postage, Copies	9.20	66.67	57.47
Management Fees	500.00	500.00	0.00
Legal Expense	302.50	83.33	-219.17
Insurance Expense	1,094.50	1,416.67	322.17
Total ADIMN/OFFICE	1,906.20	2,066.67	160.47
BUILDING MAINTENANCE & REPAIRS			
Building Maintenance and Repairs - Crested Yeti	330.00	0.00	-330.00
Building Maintenance & Repairs - Contract	152.95	0.00	-152.95
Material & Supplies	137.83	0.00	-137.83
Total BUILDING MAINTENANCE & REPAIRS	620.78	0.00	-620.78
GOUNDS MAINTENANCE & REPAIRS			
Grounds Maintenance & Repairs - Crested Yeti	0.00	700.00	700.00
Grounds Maintenance & Repairs - Contract	276.00	612.50	336.50
Materials & Supplies	0.00	166.67	166.67
Total GOUNDS MAINTENANCE & REPAIRS	276.00	1,479.17	1,203.17
UTILITIES			
Electricity	76.49	66.67	-9.82
Trash/Recycle	0.00	166.67	166.67
Total UTILITIES	76.49	233.34	156.85

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance
Total Budgeted Operating Expense	2,879.47	3,779.18	899.71
Total Budgeted Operating Income	3,721.79	4,140.42	-418.63
Total Budgeted Operating Expense	2,879.47	3,779.18	899.71
NOI - Net Operating Income	842.32	361.24	481.08
Total Budgeted Income	3,721.79	4,140.42	-418.63
Total Budgeted Expense	2,879.47	3,779.18	899.71
Net Income	842.32	361.24	481.08
Cash			
Operating Account	470.53	0.00	-470.53
Reserve Account	571.79	0.00	-571.79
Total Budgeted Cash	1,042.32	0.00	-1,042.32
Liability			
Unapplied Funds	200.00	0.00	200.00
Total Budgeted Liability	200.00	0.00	200.00

Annual Budget - Comparative

Properties: GOLD BASIN CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. - Wisconsin & Rio Grande Gunnison, CO 81230

As of: Sep 2022

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
Income			
DUES AND ASSESSMENTS			
Dues Income	16,723.03	12,420.00	49,680.00
Total DUES AND ASSESSMENTS	16,723.03	12,420.00	49,680.00
Other Income			
Interest Income	5.43	1.26	5.04
Total Other Income	5.43	1.26	5.04
Total Operating Income	16,728.46	12,421.26	49,685.04
Expense			
ADIMN/OFFICE			
General Admin: Filing Fees, Postage, Copies	206.67	200.01	800.04
Accounting	225.00	0.00	500.00
Management Fees	1,500.00	1,500.00	6,000.00
Legal Expense	365.75	249.99	999.96
Bank Service Charges	21.27	0.00	0.00
Insurance Expense	4,378.00	4,250.01	17,000.04
Total ADIMN/OFFICE	6,696.69	6,200.01	25,300.04
BUILDING MAINTENANCE & REPAIRS			
Building Maintenance and Repairs - Crested Yeti	495.00	0.00	0.00
Building Maintenance & Repairs - Contract	152.95	0.00	0.00
Material & Supplies	137.83	0.00	0.00
Total BUILDING MAINTENANCE & REPAIRS	785.78	0.00	0.00
GOUNDS MAINTENANCE & REPAIRS			
Grounds Maintenance & Repairs - Crested Yeti	276.00	2,100.00	4,200.00
Grounds Maintenance & Repairs - Contract	2,173.50	1,837.50	3,675.00
Materials & Supplies	0.00	500.01	2,000.04
Trash: Pick up Labor	71.10	0.00	0.00
Total GOUNDS MAINTENANCE & REPAIRS	2,520.60	4,437.51	9,875.04

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
SNOW REMOVAL			
Snow Removal - Plow	0.00	0.00	1,050.00
Snow Removal - Shovel	0.00	0.00	1,260.00
Total SNOW REMOVAL	0.00	0.00	2,310.00
UTILITIES			
Electricity	221.51	200.01	800.04
Trash/Recycle	0.00	500.01	2,000.04
Total UTILITIES	221.51	700.02	2,800.08
Total Operating Expense	10,224.58	11,337.54	40,285.16
Total Operating Income	16,728.46	12,421.26	49,685.04
Total Operating Expense	10,224.58	11,337.54	40,285.16
NOI - Net Operating Income	6,503.88	1,083.72	9,399.88
Total Income	16,728.46	12,421.26	49,685.04
Total Expense	10,224.58	11,337.54	40,285.16
Net Income	6,503.88	1,083.72	9,399.88