

Lake Forest HOA Siding Renovation Project UPDATE  
18 September 2019

Dear Lake Forest Owners,

The Lake Forest HOA siding renovation project is now on the last month of construction and we are pleased to report the work remains on target for completion by mid-October—and, importantly, in budget. To be clear, this includes all of the structural and siding work, including the LP Diamond Kote siding, decking, railings, painting and window/door replacements, that is essential to the construction contract and to make our HOA “weather tight” for the winter months. To be sure, there will be a “punch list” of remaining items that will require work into the Fall months (touch up painting, minor defects in the work, etc.)—please see below for more details. Ed Storako of Excellent Construction and his team have done an amazing job ensuring this complex project adheres to the project plan and is completed to the highest standards.

Project update specifics include:

- Buildings A-D siding, decking, rails, doors and windows: Inspections have been completed on windows and doors in Buildings A-C and Buildings A & B should be done within the next week and a half. Window and door installation has begun this week in the last Building (D). The new trim carpenter is working on Buildings B&C with installation of hardware and screens to follow—this work will be completed by the end of next week (as a side note, trim finish work is included in the price paid for the guest bedroom windows and for all optional windows and doors). The last shipment of materials, including siding trim and outside corners, arrived early this week. While Ed’s team has been working on the deck upgrades, they have discovered missing joist fasteners from the original construction on multiple Buildings A-D units. The decks are now properly secured to the buildings!
- Garage Doors: Flip Rys from Gore Range Garage Doors will be finishing the remaining 23 garage doors (weather strips etc.) next week. Some owners have also had Flip install/replace keypads and openers. Garages near A–B will not have bottom striping replaced since it was replaced in March 2018.
- Deck trim on Buildings E&F: there is still some finish work to complete. Caulking is complete on Building E but needs touchup paint.
- Stone Wainscoting: this work began several weeks ago and excellent progress is being made.
- In front of Buildings E&F, rotted railroad ties were removed, concrete wall poured, and wainscot stone installed. Some railroad ties remain where the deck posts were removed (@ 3 places)--these will be refinished for better aesthetics.
- Sloped (shed) roofs on the handicapped entrances in Buildings A&B are being completed now. Metal roofing material is being priced out (will look much better than asphalt on these highly visible surfaces).
- New vent covers are now on site and being installed.
- Building, Unit and Garage Numbering—Building entrance (vestibule peaks) will have 6” elevated stainless-steel letters and addresses for easy visibility and aesthetics. On the sides of the vestibule entryways, units will be identified by exterior grade, glossy, “chrome” 3-inch plastic numbers/letters applied to the endplates of the vestibule walls (facing the driveway). Similar though smaller numbers and letters (~1.7” tall) will be applied to each garage with a “G”

preceding the Unit number and building (e.g., G 101A). Finally, 4" brass numbers and letters will be installed adjacent to the Unit doors on Buildings A-D (to match those on Buildings E&F).

- NOTE: All Pella windows and doors, including the guest bedroom windows and the optional windows and doors, are under warranty by Pella. The work by Excellent Construction is also independently warrantied for installation and workmanship for a period of one year from project completion. A copy of the Pella 10-year product and hardware Warranty is attached (we are considered a commercial enterprise). Finally, since the windows were ordered through Lowes Silverthorne, owners can easily access replacement hardware, screens or other parts.

#### Siding Renovation Project--Punch List:

As we approach the end of this enormous HOA renovation project, our Owners Representative, Ron Drake, is building and overseeing the Project Punch List. This stage of the project is vital to its successful completion and is informed by several experts: the Excellent Construction team and Ron Drake as they crosswalk their completed work with the contractual obligations of the siding renovation project; and by...you! The following process outlines how Owners can communicate their concerns and ensure they are addressed in an effective and efficient manner:

- The Punch List is maintained and managed by Ron Drake and functions as a final inspection list to ensure the work completed is compliant with the construction contract.
- We encourage unit owners to help inform this list but please understand it pertains only to Excellent Construction's contractual obligations and is not for owner "preferences" outside the scope of work.
- Examples of owner-identified punch list items: interior trim work (filling of nail holes, sanding, finishing, caulking), hardware installation, patio nicks and scratches, painting touch-up, damage due to the construction work.
- The Punch List final inspection and "punch out"—confirmation that all contractual work has been satisfactorily completed—will be done by Ron Drake and begin after the October 15 completion date. The date and time of these inspections will be shared with owners and, of course, owners are encouraged to be present if possible. This inspection will include all exterior and interior work. **Note:** *for Buildings with work completed before October 15, this inspection process will begin earlier.*
- Punch List owner communication process: Unit owner concerns related to punch list items are to be emailed to Ron Drake and copied to David Ehrenberger and Dennis Murphy. Ron will inspect and detail the owner-identified problems and add them to the punch list. Under NO circumstance should owners contact Kevin Lovett/Summit Resort Group, Keith McBrearty or Ed Storako/Excellent Construction.
- Expectations re punch list item follow-up and completion: Depending on the number and complexity of the punch list, and on scheduling challenges, the Punch List inspections and "punch outs" will be completed as soon as possible after October 15 but may not be completed for weeks. If the Punch List work is complete at the time of the unit inspection, owner sign-off will occur—otherwise, Ron will sign confirming completion. Owners will be notified if the inspection identifies further work and a timeline for completion will be estimated. Notice of Punch List sign-off will be sent to each unit owner as completed.

Understanding and following this Punch List process is essential to the project's successful completion on time and in budget.

Photos of the progress being made on the Siding Project:



The Board wishes to thank all Owners for their patience, work and for their investments making Lake Forest a top tier HOA in Summit County.

On behalf of the Lake Forest Board of Directors,

Kathy Chinoy, Board President ([kgc288@gmail.com](mailto:kgc288@gmail.com))

David Ehrenberger, Construction Committee Chair ([drehrenberger@gmail.com](mailto:drehrenberger@gmail.com))

Dennis Murphy, Construction Committee ([dennis@dmurphy.net](mailto:dennis@dmurphy.net))

Ron Drake & Luke Drake, Owner's Representatives ([ron.drake@ymail.com](mailto:ron.drake@ymail.com))