

Eagles Nest Townhouses of Mt. Crested Butte  
Condominium Association, Inc.

P.O. Box 5066 Mt. Crested Butte, CO 81225

(970) 349-2400 EaglesNestCB.org

Rick Grivas, President

January, 2011

Eagle's Nest Homeowners -

December was quite a month in Crested Butte. When it wasn't snowing hard, it was snowing harder. It was a record month for snowfall, in fact. Many backcountry areas of the ski resort opened several weeks before normal. Everyone who was there was very happy to have all of the snow.

Construction in December proceeded generally according to schedule. The Board had previously asked the contractor not to work the last two weeks of the year because of the occupancy levels of the complex, so the record snow had little impact. The contractor helped us by removing the construction dumpsters from the upper and lower parking areas during the holidays. Loft windows were replaced in units 40 – 37 during December, and units 36 – 33 were completed during the week of January 3rd. The siding installation was completed on the building ends between units 8 and 9, and they look great. Three Board members, Monique, Dan, and I, were able to inspect the work over the holidays, and we were very pleased with the quality and appearance.

Another project, replacement of the common hallway heaters has been completed. All of the old heaters at the bottom of the entry stairways have been disconnected and covered with a grille. New baseboard heaters and thermostats have been installed at the top of the stairways. The new thermostats are in locked boxes to prevent tampering. This provides much better temperature control for a fraction of the power that was previously used, and eliminates the noise of the old heaters.

As part of the preparation for repaving the parking areas and other work planned for 2011, a Civil Engineer was hired to do the design work and prepare bid documents. When they checked the upper retaining wall, they noted that many of the anchors that connect the wall with the hill are broken. Their opinion is that the wall is sufficiently stable for parking, so no worries there, but that the wall should be repaired before any sewer or repaving work is done. Their concern is with the extra vibration and pressure of the compaction work that is done in filling in trenches and repaving. The repair process for the walls generally involves installing new anchors to secure the wall. The engineers also noted that the railroad ties in the wall are 30 years old, so part of the repair will also include re-facing the wall to cover the ties and prevent them from failing in the future. We have asked them to look at the lower retaining wall and assess the situation with that. The Board is only seeking bids from contractors who have done this type of repair work previously.

The repair work will obviously impact our ability to complete the other work planned for 2011, which was to move sewer lines deeper to prevent freezing and fix other known problems, installing drains to remove the water that forms ice dams in front of the garages, and repaving both parking lots. We won't know exactly what work can be done until we get bids back from

contractors. I hope to announce the assessment amount in next month's newsletter. For planning purposes, owners should assume that the assessment amount for next year will be similar to what it was this year. The assessment will be due April 1, and we are trying to plan the work to start in April.

While it does not appear to be likely at this time, if we can still do re-paving work it will be planned for April, May, and June. We are considering only doing this work for the upper units, depending upon the funds available. The upper units are a priority for this work because they have more problems with sewer lines freezing, and the upper parking lot is in worse shape than the lower one. Note that the affected units will not have sewer service during this time, and there would not be any access to the parking areas or garages, so the units should not be occupied during this project, if we are able to do it.

The Board meets with the Project Manager and the General Contractor every week, and receives construction reports weekly. All of the construction reports, which include photos, are placed on the HOA web site. The address of the site is: <http://www.eaglesnestcb.org/> Select the Capital Improvements link. The username is "enowner", and the password is "29marcellina".

The Board appreciates your input. Please call or email any of the Board members with questions or concerns that you may have regarding the upcoming projects or any other issue.

Sincerely,

Rick Grivas, President  
r.grivas@computer.org or 972-393-3646

Susan Baber, Vice President  
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Ron Warner, Secretary/Treasurer  
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Re: Message from Rick Grivas, President  
February, 2011

Eagle's Nest Homeowners -

I am very happy to tell you that the outside work to install the loft windows has been completed for all units! The scaffolding has been removed from the roofs as well, and the Contractor has moved on to the buildings ends. The trim carpenter is still installing molding on the interiors of the loft windows. They will be working around unit occupancy schedules. The new molding is wider than the old, so for most units no wall patching or repainting is necessary. For those units that still need additional work, or where the walls were damaged during construction, we will hire a contractor to patch and repaint as necessary. They will match the existing color as closely as possible.

The remaining work on the complex for this phase is as follows:

1. Complete the installation of siding on the building ends. Units 8 and 9 were completed in December. Unit 1 was completed in January. The other 7 will be completed around unit occupancy schedules, around 1 every 4 days.
2. Install parapet caps around the edges of the flat roofs for the lower units. This work was completed for the upper units a couple of months ago.
3. Complete 8 small siding areas on the lower units between the sloped roofs on the back sides of the units.

The target completion date for the project is still mid-March.

For 2011 the Board is making a special assessment of \$13,000 per unit, due April 1, 2011. The assessment will appear on the March statements. This assessment will allow the overall project to remain on schedule despite the addition of repairing the retaining walls. The following work will be accomplished this year:

1. Repair the upper retaining walls by installing a large number of new anchors. The anchors tie the steel beams to the hillside, and a many of the original ones are broken. The new anchors will be installed through the beams, just like the current ones, so after the repairs the wall will look very similar to the way it looks now.
2. Repair a small portion of the lower retaining wall by installing anchors and resurfacing it. This is a small area of the lower retaining wall near the parking lot entrance that does not have vertical beams, and is starting to shift. Installing anchors and resurfacing the wall with concrete will stabilize it permanently.
3. Replace the sewer lines between the units and the main lines, and replace the main lines. A number of sewer lines in the upper units freeze regularly, and a number of other lines have various problems due to age and settling. The lines need to be lowered to prevent freezing in the future. Lowering these lines means that the main must be lowered too, because the deeper lines from the units would have to run up hill to reconnect to the old main, and that won't work. Once the main is lowered, all of the sewer lines from the units also have to be replaced.

4. New aprons will be installed which will have 30” of heat in front of the garage doors to eliminate the ice problems. There will be additional heat under the walkways in front of the entry doors. The new aprons will also have drains to remove the water.
5. Repave both the upper and lower parking lots, including the upper driveway.

The work will start in late March as soon as the ski resort closes, but the exact schedule has not been worked out yet. The goal is to have the work completed by the beginning of July so that owners won't lose the summer season. Because there will be safety issues including open trenches, not all utilities will be functional, and the contractors will be working on the parking lot itself, the complex will be closed during the construction periods. No one should plan on staying in their units during the construction period, and all vehicles must be removed from the parking areas. I anticipate that it will take several more weeks to work out the construction schedule, and I will send an update when the schedule is completed.

Some of you may recall that the renovation process started with a 5-year plan that began with the replacement of the metal roofs. The work that will be done this year keeps the project on track to finish in another two years. The major work remaining is to replace the siding and stucco on the fronts of the units, refurbish the manager's units/hot tub areas, and install dryer/crawl space ventilation. That's too much to do in one year, but should be doable in two.

The Board meets with the Project Manager and the General Contractor every week on the siding project, and receives construction reports at each meeting. All of the construction reports, which include photos, are placed on the HOA web site. The address of the site is: <http://www.eaglesnestcb.org/> Select the Capital Improvements link. The username is "enowner", and the password is "29marcellina".

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*The following letter was also sent March 23, 2011 to available email addresses.*

March, 2011

Re: Message from Rick Grivas, President

As I stated in my February letter, the 2011 construction is about to begin. On March 28, Mays Construction will begin repairing the upper-level retaining walls. This work is scheduled to continue into May. Much of the repair work will be done from the parking lot itself, so the contractor will need full access to the upper parking area. We have decided not to close the complex during this phase of construction, but owners should understand that the driveway and parking lot may be blocked by construction equipment. The equipment will also be noisy. The contractor will need a full access to the parking lot, so all cars should be removed from the parking lot during the construction period. Please plan to park in your garage while construction is in progress. Cars in the parking lot during construction will be subject to towing and the charges for that will be billed back to the vehicle owner.

On May 13, Lacy Construction will start working on the parking lots and sewer lines of both the upper and lower units. This work will last until June 30, so the complex will be open again for the July 4 weekend. The first thing that Lacy will do is to grind up the existing pavement and set it aside for later re-use. After that they will begin digging up the sewer lines and so vehicle access to the units will become impossible, and there won't be any sewer service. Additionally the trenches for the sewer lines will be dangerous, so we are closing the complex during this stage of construction. No one should occupy any of the units from May 13 through June 30.

Mays Construction is a large Colorado construction company with extensive experience in repairing retaining walls. Lacy Construction is a Crested Butte construction company that has done a number of jobs repaving roads and other general construction work in the area. Among other jobs, they repaved the 4-way stop in Crested Butte, and repaved Gothic Road in front of Mountaineer Square. So we expect this project to progress much differently than the siding installation. We are also adding penalties for late completion to the contracts, so there will be a definite incentive to finish the work on time.

For the 2010 work, March 25<sup>th</sup> is the most likely completion date for Holgate Construction, except for one item, the siding on the end of unit 16. We had to order another window for this unit, and it won't arrive until April 18<sup>th</sup>. Once it does, Holgate will complete that unit end. We are also having Barb's Painting finish up the inside of the units. This includes stain and finish of the new inside window trim, fix any damage to the walls, and touch-up the paint as needed. The trim will be stained to match the rest of the trim inside the units.

The Board meets with the Project Manager and the General Contractors every week, and receives a construction report at each meeting. All of the construction reports, which include photos, are placed on the HOA web site. The address of the site is: <http://www.eaglesnestcb.org/>. Select the Capital Improvements link. The username is "enowner", and the password is "29marcellina".

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Re: Update from Rick Grivas, President

May 8, 2011

Eagle's Nest Homeowners -

Mays Construction completed the repairs on the upper retaining wall last week, and should have completed the work on the lower wall by this weekend, which is one full week ahead of schedule. We have contacted Lacy Construction to see if they can start on the sewer and drainage work next week and take advantage of the extra time.

Lacy Construction will start by grinding up the existing pavement and setting it aside for later re-use. After that they will begin digging up the sewer lines and so vehicle access to the units will become impossible, and there won't be any sewer service. Additionally the trenches for the sewer lines will be dangerous, so we are closing the complex during this stage of construction. No one should occupy any of the units through June 30.

The siding installation project continues to wind down. The window for unit 16 was received and installed, and the installation of siding on that building end has been completed. That completes all of the installation work. The contractor has also completed most of the items on the punch list. Barb's Painting is still working to finish the new trim on the inside of the units to match the existing trim.

The Board meets with the Project Manager every week, and receives a construction report at each meeting. All of the construction reports, which include photos, are placed on the HOA web site. The address of the site is: <http://www.eaglesnestcb.org/> Select the Capital Improvements link. The username is "enowner", and the password is "29marcellina".

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Re: Update from Rick Grivas, President

June 14, 2011

Eagle's Nest Homeowners -

As of this writing (June 14), Lacy Construction is still on schedule with the sewer and drainage work, and plans to complete the work by June 30. They have completed laying the new sewer line at the lower units and are installing the drainage lines. They are starting to lay new sewer lines at the upper units and should have that complete by this time next week. They will then install the drains in the upper units. That will be followed by grading for the new pavement, pouring concrete, and paving.

There are still multiple places where the schedule could slip. In particular the timing of the concrete pouring is critical. The Project Manager and I have weekly status calls with the contractor to verify the status.

I know that a number of people are planning to arrive at the complex starting July 2, so I will send another letter next week and another by email on June 29<sup>th</sup>, to provide current status.

The Board meets with the Project Manager every week, and receives a construction report at each meeting. All of the construction reports, which include photos, are placed on the HOA web site. The address of the site is: <http://www.eaglesnestcb.org/> Select the Capital Improvements link. The username is "enowner", and the password is "29marcellina".

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June 21, 2011

Re: Message from Rick Grivas, HOA President

Eagle's Nest Homeowners -

As of this writing (June 21), Lacy Construction is still on schedule with the sewer and drainage work, and plans to complete the work by June 30. They have completed laying the new sewer and drain lines at the lower units. They have also completed laying the new sewer lines at the upper units and are starting to lay new drain lines there.

The concrete company will start setting forms and pouring concrete on the lower level tomorrow. The contractor says that the concrete pouring is still the most critical part of the schedule. The paving company is scheduled to complete paving on June 30 and July 1, which will complete the project.

I know that a number of people are planning to arrive at the complex starting July 2, so I will send another letter by email on June 29<sup>th</sup> to provide current status.

Weekly construction reports, which include photos, are placed on the HOA web site. The address of the site is: <http://www.eaglesnestcb.org/> Select the Capital Improvements link. The username is "enowner", and the password is "29marcellina".

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Rick Grivas, President

July 22, 2011

Eagle's Nest Homeowners -

I am happy to announce that Lacy Construction has finished construction work on the project planned for this year. This week they poured concrete around the last drains next to the garage doors, and installed five bollards. There is still a punch list of issues to be resolved, but otherwise the project is complete.

The project has provided a number of improvements to the complex. The sewer lines from all units have been replaced to prevent freezing. Drains have been installed adjacent to the garage doors. There are valley pans in front of the garage doors to direct water to the drains. Electric heat has been installed underneath the valley pans, and in front of the stairway doors. This should greatly reduce icing problems in front of the garage doors.

New aprons were poured, and of course the parking lots were repaved. The way the aprons are configured is so that the joint between the aprons and the pavement is a straight line. This will make plowing much easier, and avoid problems with steep spots in the pavement that were present previously. For the most part the aprons slope away from the buildings, and where they don't, the valley pans are effective in directing the water down the drain.

I was able to walk the complex during a rain storm in July, and found that the new drains are effective in carrying away water. No water was running from the aprons into the garages. It was all being diverted by the valley pans into the drains. One problem that remains is that the valley pans do not stop water from splashing onto and running down the garage doors thereby entering some garages. The Board is considering adding rubber seals underneath garage doors for those units where water is still coming in.

I look forward to seeing you at the annual HOA meeting on August 1.

The Board appreciates your input. Please call or email any of the Board members with questions or concerns that you may have regarding the upcoming projects or any other issue.

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October 21, 2011

Re: Message from Rick Grivas, President

Eagle's Nest Homeowners,

For those of you who weren't able to attend the annual owners' meeting on August 1, it was a very good meeting with over 70% of the owners in attendance or represented by proxy. The primary topic of discussion was the ongoing renovation project. The owners expressed the strong opinion that the renovation of the fronts of the building should be completed over the next two years. This renovation includes replacing the garage doors and replacing the stucco on the garage levels with faux stone. The stucco on the chimneys and the redwood siding will be covered with siding matching that installed on the sides and backs of the buildings.

Based on the results of the meeting, the Board is working to decide what work is to be done next year, and is trying to equalize the assessments between 2012 and 2013. Replacing the garage doors and replacing the stucco at the garage levels with faux stone are two items that are definitely on the list for next year. We expect to request bids from contractors in the next few weeks.

One topic of discussion at the meeting was the fact that some owners were getting water in their garages after the aprons were replaced. Flow tests and levels were used to check the slopes of the aprons and drains. Two were found to be improperly constructed, which were corrected as part of completing the punch list repairs. So it appears that the new aprons and drains are functioning properly and moving water away from the units and into the drains.

On most units, the new aprons were poured even with the edge of the garage floor. There may be enough of a difference between the level of the old and new aprons to let more water into the garages. We are having Crested Butte Lodging look into whether the garage doors are closing fully. As part of checking the new aprons, we observed that water that splashes onto the garage doors runs into the garages. Water is entering between the door panels, between the bottom of the door and the door seal, and between the seal and the floor. Some units have sewer cleanouts under the doors, and those create big leaks. As part of replacing the garage doors next summer, a seal will be glued to the floor underneath the door to provide a good seal. If you can't live with the water that is getting into your garage until next summer, please contact Grant Benton at Crested Butte Lodging ([Grant@crestedbuttelodging.com](mailto:Grant@crestedbuttelodging.com)), and his team will install a seal under your door. This may not stop all water infiltration, but it should help a lot.

Another topic of discussion at the meeting was the stains and holes in garage ceilings from leaks. More than a third of the units have stains on the ceilings, and several units have holes. Some of

the leaking may be old damage from before the sloped roofs were replaced, but some is probably due to current leaks. Crested Butte Lodging has patched the holes and painted the stained areas. If problems reappear, we will know that there are active leaks.

Susan Baber, the Vice President of the Board, resigned from the Board effective October 1. Susan was a valuable contributor to the Board and the renovation project. The Board appointed Ann Sharkey, owner of unit 26, to fulfill the remainder of Susan's term. Ann has shown a lot of interest in the renovation project, and lives in her unit full-time. Monique Calhoun will replace Susan as the Vice President of the Board.

The Board appreciates your input. Please call or email any of the Board members with questions or concerns that you may have regarding the upcoming projects or any other issue.

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Dan Goetz, Manager  
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Ann Sharkey, Manager  
annsharkeymail@gmail.com or 817-408-7041

December 8, 2011

Re: Update from Rick Grivas, HOA President

Eagle's Nest Homeowners -

For the last couple of months, the Board has continued working on the next phase of the project being planned for next summer. This will consist of replacing the stucco at the garage level with manufactured stone, replacing the garage doors and associated trim, and painting the entry doors.

All of the drawings and bid documents have been finalized, and a public bidding process has started. We have already received letters of intent from 5 people to submit bids. The next step in the process is to qualify the bidders, analyze the bids, and select a contractor. Since the most complex part of the work for next year will be installing manufactured stone, we will only accept bids from contractors who have appropriate experience with this type of work. We expect to make a decision on the contractor by the end of the year.

The apron heat has been tested and found to be effective in eliminating ice buildup in front of the garage and entry doors as planned. There are some photos in the latest construction report on the HOA web site. The address of the site is: <http://www.eaglesnestcb.org>. Select the Capital Improvements link. The username is "enowner", and the password is "29marcellina".

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