

July 8, 2016

Eagles Nest Homeowner,

We are writing today to update you on the fireplace inspections, and future fireplace and flue replacements. The cost of the fireplace box, flue, flue cap, chase cap and any and all items associated with the fireplace/flue replacement are the responsibility of the homeowner.

By direction of the fireplace contractor, the HOA hired an asbestos inspection and testing company. The HOA has paid for an asbestos test, and most of the units have a small amount of asbestos inside the chimney chase. The units below have asbestos:

6, 8, 9, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40

If you are planning on replacing your non-working fireplace you should contact Rick Church 970-874-4328 (Fireplace Contractor) and/or John Haney (Asbestos Contractor) with Eco Tech Environmental at 303-887-4878. If you are not replacing your old fireplace and flue at this time please inform Rick and John – most likely leaving the asbestos as it is might be the best and safest solution until you remove your old fireplace and flue. As mentioned above: The responsibility and cost of replacing the fireplace box, flue, flue cap, chase cap and any and all items associated with the fireplace/flue replacement rests with the owner of the unit – this includes the asbestos removal.

Both Rick Church and John Haney will give group discounts depending on how many owners sign up for the asbestos removal and/or fireplace work.

The HOA Board has some criteria for the fireplace work:

1. Hire a licensed, certified, and insured (both liability and workman's compensation) contractor.
2. The exposed chase cap, flue pipe and flue cap, and chimney flashing adapter, need to be painted the same color as the Eagles Nest roof.
3. The flue caps need to be the same height as the original flue caps.
4. The owner is responsible for hiring the contractors and paying for the work.
5. Since the Eagles Nest roofs are fairly new any roof work will need to be completed by the HOA's roofer.

The HOA Board, Wanda, and Grant have spent months with contractors and Mount Crested Butte Town Officials researching options that adhere to Local and State code. To date the Town of Mount Crested Butte does not allow ethanol fireplaces.

For owners who decide to proceed with their own renovations, remember to submit your plans to Crested Butte Lodging for review before proceeding with any work, per the Eagles Nest Rules and Regulations. Note that new or replacement fireplaces must meet numerous regulations - some are, but not limited to: a city permit is required, the town of Mount Crested Butte will need to approve the fireplace, or insert, or woodstove (so please don't go out and purchase any material until you or your contractor speak with the Town of Mount Crested Butte), and the Fire Department must sign off on the completed repairs.

Sincerely,

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