

Beaver Bench Condominiums

Po Box 934 Avon, CO 81620 www.beaverbench.com

Wednesday, October 16, 2013

Hello All,

A lot has happened since our last contact with many of you. First Pegasus Romaine has resigned from the board due to health reasons. I want to express our gratitude for all that she did for us during her time of the board! Barry Robinson resigned from the board at our last meeting on August 29, 2013 due to his very busy schedule. Thank you for all your help Barry. Blake Putnam has agreed to join the board, welcome. Several weeks ago a motion and vote was made for me Angelo Loria, to take over as the new board president. That became official last week. Janice Morgan stated that she would take over as the secretary and that should be finalized soon unless Blake wants to take over this position.

The restoration work is getting closer to being completed. The alarm system in building A is complete and working. The smoke alarms within your unit are not connected to the buildings fire alarm system so if there is a fire in your unit you must walk outside and pull the alarm handle in the stairwell. This will warn everyone in the project to get out of the building, call the monitoring company and the fire department. If the alarm is accidently pulled you should call 911 and let them know that it was pulled accidently, they will still respond but with a limited number of fire trucks instead of the full crew. We still have to install the Arc Fault breakers in building A. This work is being planned to coincide with the fireplace installation.

We have hit many road blocks planning for the fireplace project. First the state electrical inspector has stated he wants the fireplaces on a dedicated circuit. This means that a wire must be run from the electrical box to the fireplace. To do this we must cut holes in the drywall in the lower level and three bedroom units. As a result of we had to test for asbestos before any work could be started. Six of the units were tested by Interstate and the association during the renovation and we have recently tested six more. The state has indicated that since the twelve units that were tested all came back negative we can proceed unless we come across a different type of drywall texture that has not been tested. The electrical inspector is going to do a courtesy inspection within the next week to be certain that what we are going to do will pass the inspection. Once this is complete, we can move forward with the project.

Because of the drywall work, the number of entries into the units to complete the project has increased. The upper level units will required four to five entries while the three bedroom and lower level units will require six to seven entries to complete the project. We will begin by doing the electrical within the B building; we are planning on doing three units per day. Once the electrical work in B building is complete the electrician will move to the A building while the drywall repair and fireplace installation begins in B building. At this point the project should move quickly as we are planning to do the drywall repair over a three day period. The workers will have to enter your unit three days in a row to repair

texture and paint the damage. We will need any paint you have to be set out in an obvious location to assist in the repairs. The paint you have may not match exactly depending on the age of the existing paint. If you do not have paint that matches your existing color we will prime the repaired spots and you will be responsible for the final painting. During this same period the fireplace installer can get started on installing the units. Once everything is complete the electrical inspector will need to do a final inspection.

We have hired Aaron Burwell to coordinate with the contractor, owners and the tenants. He will be contacting the unit occupants to arrange for entry. Since we are coordinating numerous entries into forty four units your unit must be available at the scheduled time. He will not be staying with the contractors for the entire time the contractors are in the unit. If you are not comfortable with allowing us to have access to your unit and the contractor being unsupervised in your unit then you, your tenant or someone you appoint must be available to be in the unit during the scheduled time or you can opt out of the program now to avoid the inconvenience. The times will be am or pm as the construction process times can vary and are uncontrollable. Aaron will try to give you a 24 to 48 hour notice of the scheduled work. If any scheduled appointments are missed and additional charges are incurred they will be passed along to you. The final electrical inspection by the state inspector is planned for one building (22 units) at once, as the inspector has agreed to charge for one inspection fee per building instead of \$150 per unit. If you wish to opt out of the program you must notify us immediately as work is scheduled to begin Monday October 21, 2013. You can either contact me or Steve Kalapos at:

Angelo Loria president@beaverbench.com 970-390-3802
Steve Kalapos treasurer@beaverbench.com 248-755-3525

Thank you,

Angelo Loria
President, Beaver Bench Condominium Association