

Summary of Roofing Project Frequently Asked Questions (FAQ's) fact sheet

What's exactly going on with the roofs?

The roofs need to be replaced within the next couple of years. Ideally as soon as possible. The Board has determined that we need to move quickly so we can assure ongoing integrity of the roofs. We have had multiple leaks over the last two seasons costing over \$20,000-\$25,000. This is unsustainable and therefore we asked for multiple bids from roofing companies to complete the project. We anticipate the work commencing in August 2024 and finishing in the spring of 2025.

What will this cost me?

Our current reserve covers more than 80% of the roof cost. The remaining cost will be approximately \$9,000-\$10,000 per unit.

When will this be due?

The Board will decide this date shortly but probably between September 2024 to February 2025

Who is the contractor?

We anticipate it will be Leo's Roofing based on the bids and quality of work expected by the Board and required in our detailed scoping document (The RFP attached in our materials to owners)

Who will oversee the project?

Leo will be the project manager and SRG will be overseeing the work in consultation with the Board and roofing committee. We also plan to hire an independent roofing engineer to ensure work is being performed according to the RFP standards.

If there are problems or emergencies, who do I call?

SRG should be called or emailed. You should contact Steve Wahl, our community manager (swahl@srgsummit.com, 970-468-9137).

What disruptions should I expect?

Roofing is a messy and sometimes loud process. Each building will experience some disruptions during the week your roof is replaced. The contractor will try to keep areas clean and clear around the units as much as feasible and supplies in a centralized area to minimize disruption.