

CEDAR LODGE
BOARD OF DIRECTORS MEETING
June 17, 2026 5:00 pm
AGENDA – Pre Annual Meeting

- I. Call to Order
- II. Roll Call / Quorum
- III. Owners Forum
- IV. Review and Approve Minutes from March 30, 2026 Board Meeting – the minutes will be approved through the ratification of the actions via email under V on this agenda.
- V. Ratify Board Actions via Email
 - A. 04/13/2026 – Approval of minutes from March 30, 2026 Board Meeting
 - B. 04/13/2026 – Approval of Unit 313 Remodel
- VI. Old Business
 - A. Greenscapes irrigation repairs
 - B. Grill has been put out
 - C. Lock codes changed
- VII. New Business
 - A. Carpet cleaning scheduled for June 26, 2026
 - B. Window Washing
 - C. Crack Fill/Seal Coat
 - D. Mulch / Flower barrels (\$150 for flower barrels/awaiting bid for mulch)
 - E. Painting
 - F. Policies
 - i. Updates Needed on 4 Required - \$605
 - 1. Dispute Resolution Policy
 - 2. Conflict of Interest Policy
 - 3. Inspection of Records Policy
 - 4. Investment of Reserves Policy
 - ii. Updates Needed on 2 non-required policies
 - 1. Insurance Policy - The insurance policy may not be compliant with the Declaration regarding deductibles, recommend additional legal review for compliance.
 - 2. Health and Safety Policy - consider an update for compliance with current law and Declaration
 - G. Annual Meeting Packet Review
- VIII. Next Meeting Date
June 17, 2026, following the Annual Meeting
- IX. Adjournment

**Cedar Lodge
Board of Directors 2025-2026**

Two-Year Terms

**Roger Gooch, Unit 221
President
Term expires 2027**
765 Sheoah Blvd.
Winter Springs, FL 32708
727-776-6409-cell
freedommkt@juno.com

**Traci Helms, Unit 319
Vice President
Term expires 2026**
12923 Hudson Street
Thornton, CO 80241
303-475-3319
td129@msn.com

**Billy Stickle, Unit 202
Secretary / Treasurer
Term expires 2027**
15257 West Warren Drive
Lakewood, CO 80228
719-325-9725
bilystickle@gmail.com

**Brennan Arnold, Unit 306
Director
Term expires 2027**
1820 West Scott Place
Denver, CO 80211
303-778-6868
brennandbainc@gmail.com

**Jeffrey Beavers, Unit 304
Director
Term expires 2026**
PO Box 5231
Frisco, CO 80443
404-314-6562
JordBeavers@gmail.com



CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
March 30, 2026 10:00am

I. Call to Order

The meeting was called to order at 10:11am. Board members in attendance included Roger Gooch, Traci Helm and Billy Stickle. Representatives of SRG were Armani Zangari, Deb Borel, and Kevin Lovett.

II. Roll Call/Quorum

A quorum was present.

III. Owners Forum

There were no owners, other than board members, present.

IV. Approval of Minutes

The next item of business was the review of the minutes from the November 5, 2025 Board Meeting and subsequent ratification meeting. Roger made a motion to approve the minutes as presented. Billy seconded, and the motion carried.

V. Financial Report

Armani reported on the financials as follows:

- Current account balances include approximately \$35,618 in Operating, \$102,427 in the Alpine Reserve account, and \$26,892 in the Hot Tub account.
- The Board reviewed P&L statements for December, January, and February.
- February financials reflect an operating surplus of \$3,680.14 due to lower-than-budgeted repair and maintenance expenses.

Roger made a motion to transfer the February operating surplus to reserves. Billy seconded, and the motion carried.

VI. Ratify Board Actions via Email

Roger made a motion to approve the following actions that have taken place via email since the last Board meeting:

- 11/10/2025 -- Approval of lobby painting project.
- 11/11/2025- Approval for owners to keep storage lockers until unit transfers ownership or they no longer want it.
- 11/18/2025 – Approval of 3-year Waste Management contract
- 02/18/2026 – Approval Tax Return
- 03/18/2026 – Approval to renew CD with Edward Jones

Billy seconded, and the motion carried.

VII. Old Business

- A. Storage Locker Policy Update – The Board confirmed updated storage locker policies allowing continued use by current holders until transfer or relinquishment.
- B. Hot Tub Update – The hot tub is currently functioning adequately with no reported issues. No immediate action is required.
- C. Elevator – The Board discussed long-term planning for elevator modernization. This will take place after parts become obsolete.

VIII. New Business

- A. Unit 313 Remodel Request – The Board reviewed a remodel request from Unit 313 for kitchen upgrades scheduled for May. Work hours are restricted to 9:00 am – 5:00 pm. Proper permits are required for any plumbing or electrical work. Noise-reducing flooring is required. The Board approved the request with these conditions.
- B. Insurance Renewal – Armani reported that the insurance renewal has been finalized with a \$413 per square foot building limit, \$10,000 deductible, wind and hail coverage, sewer and drain backup coverage, and an umbrella policy has been signed.
- C. Annual Meeting Notice – The Board reviewed the Annual Meeting Notice, and approved it with changes.

IX. Next Meeting Date

The next Cedar Lodge Board of Directors meeting will be held prior to the Annual Meeting in June 2026. SRG will coordinate scheduling with the Board.

X. Adjournment

With no further business, a motion was made and seconded to adjourn the meeting at 10:48am.

Approved By: _____

Date: _____



Jet-Black of Colorado
 85 Sage Hill Dr
 Silverthorne, CO 80498
 (970) 389-3398 Office
 rhonda@jet-black.com

Over
500,000
 Jobs Completed

Rated #1
 Pavement Maintenance Franchise
 by Entrepreneur.com

Job #
1,322,567

Proposal Date
Wed, May 13, 2026

| | | | | |
|---|-------------------------------|---|------|------------------------------|
| Q | Cedar Lodge c/o Summit Resort | B | SAME | (970) 455-1512 direct/office |
| U | Group | I | | |
| O | Armani Zangari | L | | azangari@srgsummit.com |
| T | 99 Granite St | L | | |
| E | Frisco, CO 80443 | | | |

Who do you trust? Jet-Black is the ONLY true national brand, with locations in 20 states after **38 years in business**. In 2025 alone, we completed **over 28,000 jobs** in the U.S. and earned the **#1 ranking** from Entrepreneur.com. With **over 10,000 Google reviews** and a **4.8-star average rating**, our reputation speaks for itself. We are also a member of the prestigious **International Franchise Association (IFA)**. Thank you for considering Jet-Black!

Commercial Sealcoating (Sprayed 2 Coats)

\$2,442.00

Jet-Black's slip resistant, industrial grade sealant is sprayed on in 2 COATS. Concrete edges are cut-in 3-6 feet with a brush to avoid over-spray of sealant. Includes power cleaning of the asphalt surface and heat-treatment and priming of oil spots. Access is barricaded for up to 24 hrs with Jet-Black banner tape. NOTICE: The lifetime of sealant on commercial surfaces is largely dependent on volume of vehicle traffic and snow / snow removal events. Sealant may show early wear on main drive lanes.

HOT Rubber Crack Sealing

\$1,350.00

Highway grade rubber crackfiller is heated to 400° and poured into cleaned STRUCTURAL CRACKS and scraped out. The rubber remains pliable in cold temperatures, resisting splitting. NOTICE: All cracks may not be filled. Thin, superficial, excessive or spider-webbed cracks may not be appropriate to fill with hot rubber. Some cracks will split in the first winter season. Contact us for more info.

NOTE: Sealing of Main Structural Cracks Only (Not all superficial, spider or visible cracks)

Crackfiller is heated to a semiliquid and poured into appropriate full depth 'structural' cracks that are wide enough to effectively accept it. Thin or superficial cracks will not be filled and may still be evident after job completion. Spider-web cracked areas will not be completely filled. These areas may be too far gone to gain any structural improvement, and therefore the cost would not be justified.

HOT Rubber Joint Sealing

\$140.00

The joint is the seam that develops between the asphalt and concrete slab surfaces and is susceptible to significant water/ice damage. HOT rubber joint filler is heated to a liquid at 400° and installed into this seam. Common joints include garage floors, sidewalks, and street curbs. NOTICE: Paver/brick seams and vertical seams, like foundations, are generally not filled. Contact us for clarification.

Power-Edging

\$153.00

A cutting powered grass edger is used to remove over-grown grass or vegetation from the edges of the asphalt allowing us to expose, clean and seal to the very edges of the asphalt. This also provides an attractive, manicured finish.

Weeding (Cracks) Noted at Time of Proposal (2 LF)

During our assessment, the estimator observed vegetation growing within the cracks and/or joints of your driveway or parking lot. Any weeds or other vegetation must be fully removed prior to sealing the cracks and/or joints. Based on our estimator's measurements, the expected amount for weeding required is noted. Should additional weeding be required beyond this estimate, any extra time will be billed accordingly. We will inform you if this situation arises.



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Job #
1,322,567

Proposal Date:
Wed, May 13, 2026

Cleaning Noted at Time of Proposal

\$400.00

Based on our estimator's assessment, the expected cleaning time is calculated. Should additional time be required beyond this estimate, any extra time will be billed accordingly. We will inform you if this situation arises.

Striping - Outside Parking - 22 Parking Spaces w/3-digit numbers, 4 directional arrows (white)

\$1,400.00

Line striping is completed using high tech line strippers and high quality traffic paints. Unless otherwise noted, stripes and other marking will be applied as it was previously painted. Contact us for a layout change or for questions about ADA compliance (American Disabilities Act).

Cold Patch - Potholes - No Warranty

\$700.00

We will be using a cold patch material to fill the potholes. The material will be tamped down to ensure a solid fill, and a rubberized seal will be applied around the perimeter for added durability. Please note that this repair method does not come with a warranty.

| | | |
|--|---------------------|-------------------|
| TOTAL | Subtotal | \$6,585.00 |
| We propose hereby to furnish material and labor complete in accordance with above specifications, for the total sum of: | | \$0.00 |
| Payment In Full Upon Completion. | Tax Included | \$0.00 |
| | Grand Total | \$6,585.00 |

All work is performed in a professional manner by experienced personnel. Any alteration or deviation from above specifications involving extra costs will be executed only upon an explicit written or verbal agreement. **Unless otherwise noted, price assumes a single mobilization (service trip). Additional fees will apply if multiple mobilizations are required.** All agreements contingent upon delays beyond our control (weather). Our crews are fully covered by liability insurance and workmen's compensation insurance. Our job site liability begins when we arrive on the property and ends when we leave.

Jet-Black® authorized: Note: This proposal may be withdrawn by us if not accepted within 90 days

Acceptance of proposal---the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer's signature _____ Date _____ Please return signed copy to Jet-Black®

WHAT TO EXPECT

The First 12 Months After Driveway Sealcoating

After completion:

- Asphalt sealants will not raise low areas or make a damaged or degrading surface look like new again
- Oil stains have been treated but may still be noticeable as the surface texture has been altered
- Crackfiller, patchwork and pre-existing surface imperfections may be noticeable
- Brush applied sealcoating jobs will have some visible brush strokes. Cut-in edges may look different
- Do not walk on or place any items on the surface for 24 hours if possible. Do not drive a vehicle on the surface for 48 hours

Up until winter:

- Sealant fully cures over 4-6 weeks. You may see slight color changes during this period
- It is normal to see tire marks on a recently sealed surface, especially in the first 4-6 weeks and during hot weather. These are not damaging the sealcoat and will blend away with time
- You may see mineral staining from irrigation systems and fertilizer. This should wash away in time

After 1 winter:

- You will have a moderate amount of wear in the first winter
- There are many variables that affect the longevity of any sealcoating job: pre-existing condition, traffic, shade, overhead vegetation, water drainage, force of snow removal, chemical spills, and more
- Certain types of aggregate rocks in the asphalt can 'pop' or split in extreme cold or heat, leaving scattered speckles visible on the surface

What can cause early wear?

- Flowing or puddled water
- Areas with overhead trees or bushes will wear off early because of acids, sap and enzymes dripping onto the driveway. Also, the shade it creates results in prolonged moisture on the surface
- Snow removal, especially plowing, will scratch the surface
- Chemicals spills. Most commonly oil, gas and tire cleaner can damage or stain the sealant
- High volume or repetitive vehicle traffic. Skid loaders or tractors forcefully turning on the surface

What can I expect to see with my hot rubber sealed cracks and joints?

- The rubber crackfiller can be soft in warm weather and possibly stick to tires or other items. The likelihood of this decreases with time and cooler temps. Call us for a touch up if needed
- How long the cracks stay sealed with hot rubber is mostly dependent on the size of the crack and how much your ground shifts during freeze/thaw cycles. Because of this, there is no guarantee on how long the cracks will stay sealed
- A percent of all sealed cracks will split in the first winter. There is no product or process that can fully prevent this

What can I do to extend the life and beauty of my sealant and asphalt surface?

- Remove snow with as little force as possible
- Keep chemicals off of the surface. Chemicals in your garage will track onto the asphalt. Be aware of leaking fluids from cars. Spray on tire cleaner in the road
- Cut back trees and bushes that cause significant shade if possible
- Be sure your roof gutters are properly draining water away from the driveway
- Try to vary where you drive into your driveway and garage

How often should I sealcoat?

- Sealcoating is a maintenance act and wear off technically starts on day 1. While you may need to mow your lawn weekly, you only need to sealcoat every 2-4 years to effectively protect your driveway. If you want that perfect look, it is OK to seal more often but this is not necessary for protection and preservation purposes

Visit www.Jet-Black.com/small_print for more details



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painting and wood restorations

po box 662, frisco, co 80443

970.333.1487

drcustomptg@outlook.com

www.drcustompainting.com

COMPANY: Summit Resort Group
ATT: Armani Zangari
BID DATE: 5.24.26
PROPERTY: Cedars Lodge HOA, Frisco, CO 80443
E-MAIL: azangari@srgsummit.com

Preliminary Pricing: All pricing is preliminary until a pre-start walkthrough to finalize the scope and repairs.

PROPOSAL – Paint – Exterior

The proposal includes Left side and front. Boom rental included.

General scope: All exterior wood and concrete surfaces. Note heavy scraping on rails and decking.

General exclusions: Wood replacement (repairs included), concrete repair, doors, windows.

Listed as additional costs: Paint upgrade at all surfaces.

Proposed costs include our 2-year maintenance program and yearly inspections of the surfaces for touch-ups.

Overview:

1. Estimate includes all supplies, paint, boom rental and labor costs.
2. Upon acceptance a contract will be drawn up outlining payment schedules, timeframe and scope of work.
3. All workers are uniformed, fully insured under workman's compensation and commercial general liability.
4. Any scope and pricing changes from the listed costs will be accepted via a change order before any add work is started.

SCOPE

Prep:

1. All surfaces will be pressure-washed.
2. All dark, oxidized, and damaged wood will be cleaned with a wood brightener and cleaner.
3. Increased washing needed at damaged surfaces.
4. Damaged areas will be blended into the existing appearance.
5. All windows, fixtures, landscaping, flooring, composite decking, lights, and unstained surfaces will be protected and covered.
6. All products to be tested for adhesion and appearance verification.
7. Nails to be re-set. Screws as needed.
8. Woodpecker holes or splits in the siding will be patched and repaired to match.
9. Caulking only where previous caulking is failing or where cracks are present in horizontal wood surfaces.
10. Textured wood caulking included at cracks in siding or trims.
11. Decks to be lightly sanded only where splinters are present. Full sanding is excluded.
12. We do not recommend filling any horizontal holes or nail holes in decking – any product will not last and likely will fail.
13. All loose and flaking paint will be scraped, lightly sanded and spot primed at raw woods with a high build premium latex primer.
14. All paint chips to be removed vacuumed from roofs, lawn and concrete areas.
15. Heavy prep work is needed at roof lines and included.
16. All damaged and raw wood to get a full primer seal coat before paint finish application. Solids only. Premium paint does not get prime coat as it is self-prime.

Note: A quality and long-lasting paint / stain project will rely heavily on:

1. An adequate amount of product being used as per manufacturer suggestions.
2. Adequate back rolling / brushing.
3. Applying the second coat as a dry coat with at least 1 hour's dry time between coats. We do not suggest applying wet on wet coatings. See pricing for both applications.
4. Adequate scraping and spot priming.

Siding replacement:
Excluded.

Surfaces:

1. All exterior wood and concrete surfaces unless noted in exclusions. See above for surfaces included.

Painting:

1. Two coat applications - Dry and damaged areas will need additional coat for coverage.
2. All coatings to be back brushed / rolled.
3. All refuse will be disposed of off-site.
4. First coat to be liberally applied and back brushed / rolled. Second coat to be sprayed only for uniformity and adequate coverage.

Exclusions:

1. Metal-clad or vinyl windows.
2. Color changes.
3. Additional schematics, complete paint removal, roof or floor surfaces unless otherwise noted.
4. Filling nail holes.
5. Schematics other than noted.
6. Caulking of all surfaces. Caulking at damaged siding and where previous caulking is failing only.
7. Replacing wood or siding. See additional pricing as needed.
8. Roof vents.
9. Heavy or full sanding of decks or other surfaces or removing previous finishes.
10. Floor or metal finishes.
11. Removing rust.
12. Sap removal.
13. Composite decking.
15. Metal roof flashing.
16. Gutters or downspouts.
17. Signage.
18. Concrete finishes.

Color Specifications:

1. All to match existing building color specifications outlined on notes.
2. Samples included to verify product and adhesion.

Products:

TBD. Color and transparency to match existing.

NOTE: color samples will be approved by management or board before painting.

Paint upgrade: Sherwin Williams Duration Paint – sheen TBD. See below.

The Duration paint grade finish will hold up significantly longer than the general A-100 or Woodscapes as well as repel water much better. The premium paint application in a flat has been used for 8+ years with excellent results, longevity and appearance as it fills the grain in allowing the siding to look new.

REFERENCES AND INSURANCE

References are enclosed and additional references are available upon request. All insurance certificates are available upon request.

WARRANTY

If work fails for any reason within 3 years, the contractor will re-paint area at no additional cost. A copy of the written warranty will be provided upon acceptance of the proposal. After the 3-year warranty, DR Custom will honor all paint manufacturers' warranties. Exceptions include horizontal surfaces, transparent stains, water damage areas and gutters and porches limited to one touch up.

Manufacturers' warranty: 5-7 years on all applicable products. See individual product specifications for actual manufacturers' warranties.

Safety

1. We maintain an excellent safety record and update each company safety guidelines manual yearly.
2. Upon starting each project we meet to review all safety concerns.
3. All boom operators are certified.
4. All workers are covered by Workers Compensation as well as General Liability Insurance.
5. All flammable materials are handled according to safety regulations and stored accordingly.
6. All flammable oil refuse is stored in metal containers soaked in water.
7. Fire extinguisher always present on the job site.

Costs:

Base pricing: Full Paint, wash, prep and boom cost included. Listed for premium paint.

COST: \$ 19,500.00

Please contact us to schedule the work and receive a contract for acceptance.

Pricing: All pricing is not final until a final walkthrough with management and board members to verify scope and products. All pricing is good until Sept 20, 2025. We cannot guarantee pricing after this date.

The contract includes a 3 -year warranty on workmanship.

Bubbles at original finish and horizontals are excluded. See attached warranty.

The contract includes a 2-year maintenance program: includes 16 hours of free touch-ups or light damages to surfaces. Cost does not include the cost of paint, boom rental or rope work.

Upon acceptance a written contract will need a signature.

Approximate time of project: TBD

Schedule: Spring summer 2026.

Draw schedule:

40% down payment: upon delivery of materials or week of start date.

Monthly draws depending upon completion percentage. 1st draw due at 35 days from start date.

10% / Balance within 2 weeks of final walkthrough and touch-ups.

10% retainer to be held until all touch-ups and final walkthrough is performed.

Company Profile

We have been serving Summit and Eagle Counties for over 18 years and pride ourselves on detailed workmanship and demand a level of craftsmanship from one another that is unparalleled. With our combined expertise there is nearly no limit to the type or quality of finish you are looking to achieve. We specialize in wood and log restorations, commercial painting and staining as well as capital HOA projects and new construction projects.

Residential 30% Commercial 40% New Construction 30%

Insurance and Workman's Compensation

All workers are covered under workman's compensation insurance as Colorado law requires.

All workers are insured under general liability insurance.

Certificates are available upon request.

Capital Project Histories

HIGH VOLUME PROJECT HISTORY (100K to 500K):

| | | |
|--|--|-------------------------------|
| <u>River Mountain Lodge HOA – Breckenridge</u> | Current – Exterior 2 buildings | <i>Vail Resorts</i> |
| <u>Saddlewood HOA – Breckenridge</u> | 2023 – Exterior 17 duplex buildings. | <i>Alpine Edge Management</i> |
| <u>Mountain Side Community – Frisco</u> | 2023 - Exterior 5 of 12 buildings. Ph 2 of 5 | <i>Summit Resort Group</i> |
| <u>Tenderfoot Lodge HOA – Keystone –</u> | 2017+ Exterior – entire. | <i>Summit Resort Group</i> |
| <u>River Mountain Lodge – Breckenridge -</u> | 2016+ Interior hallways, common areas. | <i>Vail Resorts Inc.</i> |
| <u>Mount Thunder Lodge – Breckenridge -</u> | 2021 Interior hallways, common areas. | <i>Vail Resorts Inc.</i> |
| <u>Blue River Run HOA – Silverthorne -</u> | 2014+ Exterior – entire 15 4-plex buildings. | <i>Summit Resort Group</i> |
| <u>Highlands Green HOA - Breckenridge-</u> | 2012+ Exterior – entire 52 buildings. | <i>Alpine Edge Management</i> |
| <u>Sawmill Creek HOA – Breckenridge -</u> | 2019+ Exterior – entire – 13 buildings. | <i>Woodwinds Management</i> |

| | | | |
|--|------|-----------------------------------|------------------------------|
| <u>Miners Run HOA - Silverthorne -</u> | 2019 | Exterior – entire – 16 buildings. | <i>Wilderness Management</i> |
| <u>Hidden River Lodge - Keystone –</u> | 2022 | Exterior – entire. | <i>Summit Resort Group</i> |

INTERIOR AND EXTERIOR HOA HISTORY:

Breckenridge:

Interiors:

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|---|--------------------------------|
| <u>Main Street Station - Marriot</u> Since 2013 Interior - Hotel Lobbies, Conference rooms and elevators. | <i>Finley Jones and Harris</i> |
| <u>Hyatt Station-</u> 2014 Elevator cabs and doors. | <i>Finley Jones and Harris</i> |
| <u>Powderhorn HOA –</u> Since 2009 Lobbies, elevators, hallways, entry doors. | <i>High Country Management</i> |
| <u>River Mountain Lodge –</u> Since 2016 Interior hallways, common areas paint and new stain. | <i>Vail Resorts Inc.</i> |
| <u>Mount Thunder Lodge -</u> Since 2020 Interior hallways, common areas – 28,000 sq. ft. | <i>Vail Resorts Inc.</i> |
| <u>Trails End HOA –</u> 2023 Lobby and hallways. 31,000 sq. ft. | <i>Woodwinds Management</i> |

Exteriors:

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|---|--------------------------------|
| <u>Saddlewood HOA –</u> 2023 – All 17 exterior buildings. | <i>Alpine Edge Management</i> |
| <u>The Village -</u> 2013 -All fencing, out buildings and pool building areas. | <i>Woodwinds Management</i> |
| <u>Breckenridge Towne Square -</u> Since 2018 All wood surfaces and rails. | <i>Woodwinds Management</i> |
| <u>Highlands Green HOA –</u> Since 2012 4-year project of entire community – Completed twice. | <i>Alpine Edge Management</i> |
| <u>Sawmill Creek HOA –</u> 2019 Exterior re-paint. | <i>Woodwinds Management</i> |
| <u>The Settlement HOA –</u> 2021 Exterior re-stain. | <i>Woodwinds Management</i> |
| <u>Amerind Town homes –</u> Since 2009 Full exterior re-stain – 8-unit town homes. | <i>High Country Management</i> |

Dillon / Silverthorne:

Exteriors:

| | |
|---|------------------------------|
| <u>Miners Run HOA –</u> 2019 Exterior re-paint. | <i>Wilderness Management</i> |
| <u>Blue River Run HOA –</u> Since 2014 Exterior re-paint 15 4-plex buildings – wood restorations. | <i>Summit Resort Group</i> |
| <u>Osprey Reserve HOA –</u> Since 2014 Exterior - 7 duplex townhomes. | <i>Summit Resort Group</i> |
| <u>East Bay HOA –</u> 2017 Exterior re-stain | <i>Summit Resort Group</i> |
| <u>Anchorage HOA –</u> 2022 Exterior re-stain | <i>Summit Resort Group</i> |
| <u>Glen Cove HOA –</u> 2022 Exterior re-stain | <i>Summit Resort Group</i> |

Frisco:

Exteriors:

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|---|----------------------------|
| <u>Outer Range Brewery –</u> Since 2019 Interior / Exterior paint and stain. | |
| <u>Tarn Landing HOA –</u> 2015 Exterior re-stain | <i>Summit Resort Group</i> |
| <u>Timberline Cove HOA –</u> 2022 Exterior re-stain | <i>Summit Resort Group</i> |
| <u>Mountain Side Community –</u> 2022 Exterior re-stain – Phase 1 of 3 – 12 buildings. | <i>Summit Resort Group</i> |
| <u>Bay Club HOA –</u> Since 2015 Exterior re-stain | <i>Summit Resort Group</i> |
| <u>Lodge at Riverbend HOA –</u> Since 2015 Exterior re-stain | <i>Summit Resort Group</i> |
| <u>Frisco Town homes - Belford Street -</u> 2005 Full exterior paint - 6 duplex full paint. | |
| <u>Creekside Condominiums – Creekside –</u> 2005 Full exterior re-stain - 6 units. | |

Interiors:

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|---|----------------------------|
| <u>Mountain Side Clubhouse –</u> 2020 Interior re-paint | <i>Summit Resort Group</i> |
|---|----------------------------|

Keystone:

Exteriors:

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|--|----------------------------|
| <u>Keystone Lodge –</u> Since 2022 – General Exterior maintenance paint. | <i>Vail Resorts Inc.</i> |
| <u>Tenderfoot Lodge HOA– Keystone, CO –</u> Since 2017 Exterior –entire exterior building. | <i>Summit Resort Group</i> |
| <u>Hidden River Lodge, Keystone, CO –</u> 2022 Exterior re-paint / stain. | <i>Summit Resort Group</i> |
| <u>Snow dance HOA –</u> Since 2017 – Exterior stain. | <i>Summit Resort Group</i> |

Interiors:

| | |
|--|--------------------------|
| <u>Keystone Lodge –</u> Since 2022 – Interior hallways and common areas. | <i>Vail Resorts Inc.</i> |
|--|--------------------------|

COMMERCIAL REFERENCES

Finley, Jones, and Harris Designs - Since 2004

Owner/Designer: Mary Jo Finley- 970.389.1409
New Construction / Commercial Interiors and exteriors.

Interior re-paint. Cabinet finishing. Wood restorations.

Alpha Construction Inc. – Since 2014

Owner: Forrest Dickerson – 970.389.8408

Custom interior and exterior new construction.

Log restorations. Residential interior and exterior.

Vail Resorts Inc. – Since 2016

Kamila Choma: kchoma@vailresorts.com

Brad Stewart: bstewart2@vailresorts.com

Interior / Exterior high-volume painting. Maintenance painting.

Summit Resort Group - Since 2013

Deb Borel: 970.389.2855

Noah Orth: 970.468.9137

Kevin Carson: 970.468.9137

High Volume Exteriors / Interior re-paint.

Alpine Edge Management – Since 2021

Erik Keefe: erik@aepropertymanagement.com

New West Partners Builders - Since 2011

Mike Costello: 970.485.5882

Custom residential interior and exterior new construction

Specialty wood finishes, paint and stain.

Woodwinds Property Management - Since 2017

Abbey Brown: abbey@woodwindsbreck.com

High volume exteriors and interiors.

High Country Management - Since 2008

Owner: Ashley Dankoff: 970.406.8385

High Volume Commercial / Multi Family Exteriors

Commercial Interiors. Log Restorations.

Mountain Property Watch - Since 2008

Owner: Chardonnay Applebeck: 303.931.1842

Residential Exteriors / Large Custom Residential

Residential Interiors. Log and wood restorations.

Avalanche Construction – Since 2020

Ethan Guerra: ethan@avalancheconstruction.com

Brian Hume: 970.409.8886

Custom new construction interiors and exteriors.

Thank you for choosing DR Custom Painting. We look forward to the chance of working together.

Best regards,



David Ramig

Owner / DR Custom Painting LLC

970.333.1487

www.drustompainting.com

drcustomptg@outlook.com

STANDARD WARRANTY

Subject to the limitations set forth below, for a period of 36 months from the date of completion of the work described on the front of your contract, DR Custom Painting LLC (the contractor) will repair peeling, blistering, failing or chipping paint resulting from defective workmanship. We will fix the problem until the issue is repaired to quality PDCA standards. We also honor all manufacturers' warranties as specified from products we use on your project.

For this warranty to be valid, you must:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs

This limited warranty does not cover:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces, transparent stains, spar urethanes, linseeds, Tung oils, semi-transparent stains oil stains over previous coats.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear.
 - abnormal use or misuse
 - peeling of layers of paint existing prior to the work performed by the Contractor.
 - structural defects.
 - settling or movement.
 - moisture content of the substrate.
 - abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of this Contract.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

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- Any work which was not performed by the Contractor.
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- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and wood gutters.
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 - mill-glazing from smooth cedar
 - ordinary wear and tear.
 - abnormal use or misuse
 - Failure at previous coatings under the newly applied coatings
 - peeling of layers of paint existing prior to the work performed by the Contractor.
 - structural defects.
 - settling or movement.
 - moisture content of the substrate.
 - abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
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