



HUERFANO COUNTY BUILDING AUTHORITY BOARD AGENDA

October 19, 2023 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

1. Zoom

Link: <https://us02web.zoom.us/j/83429735658?pwd=S2ZlSENWk0ZHR3Y0RkxBOEp3c2xGdz09>

Meeting ID: 834-2973-5658 | Passcode: 915234

a.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **MINUTES REVIEW**

[a.](#) Minutes from September Meeting

5. **APPOINTMENTS**

6. **NEW BUSINESS**

[a.](#) Onyx Creek Exteriors

[b.](#) Sun Solar off Grid

[c.](#) Karen Millsaps-Alternative Build

7. **OLD BUSINESS**

[a.](#) Update on J & O Roofing

[b.](#) Update on Christopher Morales Building Permit

[c.](#) Update on Keith Parsons Building Permit

[d.](#) Timberline Custom Builders

[e.](#) Update on Hotel on Hwy 160-Spanish Peaks Inn

8. **DISCUSSION**

a. Barndominiums--What Pueblo is doing!!! Listing as a Single Family Dwelling

9. **UPCOMING MEETINGS**

10. **ADJOURNMENT**



HUERFANO COUNTY BUILDING AUTHORITY BOARD MINUTES

September 21, 2023 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

1. PLEDGE OF ALLEGIANCE

- a. Join by

Zoom: <https://us02web.zoom.us/j/83429735658?pwd=S2ZlSENWk0ZHR3Y0RkxBOEp3c2xGdz09>

Meeting ID: 834-2973-5658 | Passcode: 915234

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES REVIEW

- a. EnterTextHere

Motion made by Ryan Gies to approve the minutes and seconded by Bruce Allen to approve the minutes. Motion was passed unanimously.

5. NEW BUSINESS

- a. Timberline Custom Builders-Shawn Moyers

Motion was made by Ryan Gies, second by Bruce Allen to table Timberline Custom Builders until all parties can be notified and get all of their paperwork gathered and return for the next meeting. Motion passed unanimously.

6. OLD BUSINESS

- a. J & O Roofing

Motion made by Jacque Sikes and Second by Ryan Gies to put J & O Roofing on 6 month Probation. They are not to do any work in Huerfano County for six months. After six months come back before the HCBA to see if they can get their Contractor's License back in Huerfano County.

- b. Hotel on 160

Let the HCBA know that "Condemned" signs were placed on both the small east building of the motel as well as on the motel itself. Talked to Mr. Patel and he sent pictures as well as called and

stated he had cleaned up the roof off of the east building as well as the tin and some of the mattresses on the property.

7. Destry DeWolf

a.

Mr. DeWolf talked to the HCBA regarding some concerns he had about some of the issues he was having with his neighbor.

8. UPCOMING MEETINGS

a. EnterTextHere

9. ADJOURNMENT

Motion made by Ryan Gies and second by Bruce Allen to adjourn the meeting.

To The Huerfano County Building Department Board Members,

As you can see, my husband and I just went through a very educational experience with our roofing project. I have learned very much from this journey, most of it in hind-sight. So as a resident of this country, I'd like to possibly make some recommendations?

1). Our community (Cuchara) is off the beaten path from the world when it comes to choices in Project Contractors.

Our HOA requires a written request for these matters and an inspection by a volunteer representatives for approval. They are our First Contact on getting the process started.

Is it possible to supply the HOA a tool that guides homeowners through the process with the county and state requirements?

Maybe a document that is handed to the homeowner at the time of the inspection or sent electronically at the time they request an application for inspection of a project?

This document would have a step by step list of state and county requirements. Not everyone goes to the county website first. They go to the HOA, first.

I know this isn't Rocket Science, but it would have given me a tool to what is available to me, as a homeowner to use as a punch list.

Even though we interviewed contractors and got our estimates, chose whom we thought was most knowledgeable, that company did not have a competent sub-contractor that had the right training to do the job.

I may know now, what questions to ask, like proof of County Contractor Licensing, permitting responsibility, professional certifications, bonding requirements, proof of liability insurance and product training and certifications!

I think it would have been easier if I had a Tool, a Document List. A Process to follow.

HOA approval:

- Application

- Inspection

- Follow-up Review

Huerfano County Requirements to be aware of

- Resources and Guidance

- Website Address

- Links

Approved Professional Contractor List

- General

- Project

- Sub-Contractors

Who's responsible for the Permit Process

County Inspector(s) Responsibilities

State Requirements to be aware of, ETC.

If you can educate the Homeowner, then they can ask the correct questions and these Fly-By-Night, so-called Professionals would weed themselves out of work, because the homeowner would already know what the county requirements are.

We need to vet them on the front end of the project with the homeowner, not wait until the homeowner goes through what we just went through.

My husband and I are both educated people... we just trusted a very good sales person on the front end of this project and here we are. He said and did everything to make us comfortable with him and the company he represented. He then **Brokered** our Job OUT to an incompetent sub-contractor.

So Please think about how he got away with that in this county.

Did he do it to get out of paying Workman's Comp?

Would I have been liable if one of those guys fell from my roof?

He had us believe this was his crew. It wasn't.

That crew worked for other Roofing Contractors.

I know this for sure. They did our neighbor's home, but not with the company we used.

How could I have known to Vet his installers?

Cheri, bless he heart!! Told me, “We are not going to allow this to happen in this county!” I believe her. But it did happen in this county. And I’m pretty sure it will happen again.

I had the same thing happen with a Chimney Sweep! Daniel Hernandez. Advertises on the Huerfano County Bulletin Board. They look like local companies. Uses a wedding picture as a profile image. I called, and everything was by Text from that point on. When he called me to confirm the tech showed up, he carried a heavy accent and everything was then done through electronics.

Found out later they “Dispatch” all over the country. Words from Daniel’s mouth. The Chimney Sweep that showed up to my property had to communicate with me with an app that translated Spanish to English and vice versa. Told me he drove over 80 miles to get here. Tried to add \$200 from the original quoit. I didn’t take the bait... But I did think the company was local. Pretty sure they aren’t.

A One-Page document is all I could have used. A Check List.

NOTE: This does not solve the issue with homeowners not associated with an HOA. So some thought needs to go into this.

I dont know that the county has a process like this already? If so, I dont feel its working. I need a resource as a small community homeowner. Especially women homeowners!

It’s hard enough to get contractors to come up to Chchara, so when then show up at your door to offer to wash your windows, you almost want to bring them in and offer them dinner. HEE! HEE!

Thanks You. I hope this wasn’t a waste of your time.

Kindly,
Virginia K. Williams
719-821-0088

Huerfano County Building Department
10/19/2023

Stepien Williams Family Trust
And Onyx Creek Exteriors

Metal Roofing Project
August - October, 2023

Thank you for reviewing my Case.

On August 3rd, 2023 my husband, Ron Stepien and I met with Jake Martinez IV (the 4th), representing Onyx Creek Exteriors as a Projects Manager, to discuss our Metal Roofing project. They were the second company we were obtaining a bid from. The 1st being a company out of Colorado Springs (Storm Guard Roofing and Construction).

After a number of conversations we decided to go with Onyx Creek as our roofer. Their estimate was more but we felt they were a local provider and wanted to keep our business local.

Jake had indicated to us he lived nearby (Alamosa area and was within 30 minutes of us). Jake was always prompt, available and took our phone calls.

We committed to our project with OCE on 8/11/2023.

Wrote a check for \$39,600, 50% deposit.

8/23/2023 Jake ordered our materials, I verified that on 8/24/23. He mentioned it may take 4 to 6 weeks for delivery.

Jake scheduled our project to start the 1st week of October. 10/2/23.

On 9/27/2023 I verified we had materials with Jake, he said yes everything came in and he would bring the 1st load to us on Friday, the 29th of September.

9/29/2023 Friday - Jake showed up with a partial load of materials with a helper and off-loaded them on our driveway.

10/2/2023 Monday - I received a phone call from Jake and he said the Roofing Crew were on their way but had to turn back at Walsenburg due to hard rain. But they'd be here on the 3rd, Tuesday.

10/3/2023 Tuesday - Crew Started Tare-Off. Crew staged their trucks and trailers and started the Tare-Off of my shingles. Our home was build in 2015 so it only had one layer of shingles.

They worked all that day with the Tare-Off and as they did, I took pictures. My husband was already back in AZ and he requested I send them to him to show the progress since he could not be here.

The crew worked until about 5:45 that first day.

10/4/2023 Wednesday - Started Install. As some of the crew did some clean up from the Tare-Off, some started prepping ahead of the installers, others started installing the Metal Roof (there were 7 on this crew).

I am not at all familiar with that process but Jake had informed us this crew was the best crew when it came to Metal Roofs.

I did go out on occasion and take my pictures to send to Ron.

*I had to leave in the late morning to go down to La Veta and when I returned around 3:00 pm, I went to take my photos and saw **"Bumps"** up and down each panel on both sides of the standing seam (See photos provided). This looked very obvious on every panel!

I searched out Rico, the Forman and took him over to see the "Bumps". He stated to me it was because of the Clamps. I asked him to please stop the install, that I needed to send these photos to Jake and see if I could get him here to the sight and look at this in person.

I sent the photos to Jake and called him. He said he'd be here in 30 minutes. Jake arrived a little before 4:00 pm.

When Jake looked at the roof , his first words were, "It doesn't look so bad, the pictures seemed a-lot worst than it looks in person."

My response was, "This is not normal, Jake. These shouldn't even be here. None of the pictures you showed me on your phone, when you sold us this product had bumps!"

He told me that this happens at times... I asked Jake what is causing it? He walked over to Rico and pulled out a Clamp from a box and said its the "Clamps" being used that is causing the "**Bumps**". I said then we need to check to see if these are the correct clamps for this product. Jake told me that this is what the manufacturer recommends for this roof.

Jake stated to me, "I think you are being a bit Nit-Picky." I was a little stunned by that statement. My only expectations were of the pictures shared with us that they had installed and there were no "Bumps" in those pictures!

I then informed Jake that we needed to check with the manufacturer, maybe get them out here and look at this install. Jake informed me that would be impossible, they are located in Tennessee and Texas, they will not fly out here.

I said lets get a rep from Metal Mart out here to look it over to see if maybe they sent the wrong clamps? Or to call them... Jake said they close at 4:00, no one is there to talk to. It was after 4:00 by then. **Again, Jake stated to me I was being Nit-Picky...**

He also said his phone was dead and he would not be able to take any photos, so I said that's not problem... I had photos! I told him I would send them to him and he could use them to show the people we just discussed. I sent those photos to Jake.

As we talked and I was getting nowhere with Jake on approaching solutions, I stated to him that this isn't my problem, this is his problem now. It would be up to him to figure out if this is a

manufacturing concern or an installing issue. He kept saying it was the “Clamps”, I reminded him again that this is his problem, and encouraged him to figure it out.

I told Jake I will not except this on a \$80,000 dollar roof. My home is loosing value as we speak. I reminded him this isn't what he sold us on, I saw no “Bumps” in any of the pictures he shared with us.

Jake stated to me, “I think you have beat this dead dog enough.”

I then told Jake, “I'm trying to get my disappointment across to you because you are not seeing this as the problem I'm seeing it as a homeowner.”

Note: In my view, I was trying my hardest to find out what went wrong and finding a solution, without putting the responsibility on anyone until we could gather enough information.

In reality... Jake was trying to minimize my concerns and knew all along this was a bad install.

1). I requested he take the pictures into Metal Mart in the morning and review them with the supplier and see if maybe the wrong clamps were being used.

2). I also asked him to supply me with pictures of past clients that have this on their roofs that excepted this type of an install. His remark back was, “They aren't going to allow me to just drive up and take pictures of their homes. This is something you have to get real close to even see.”

The CREW wrapped up things and pilled out with all their trailers and trucks. All that was left were the materials.

I called the **Huerfano County Building Department** (HCBD) to see if Jake had applied for a Permit. They could not find an application to Permit our project from OCE. They will double check and get back to me. They were in the field.

I then contacted a contractor we have used for years up north, Matt Jones with Silver Creek and he came down the following morning. He had been in communication with Jake throughout this process discussing things, so they had met.

10/5/2023 Thursday - Jake - Rico - Matt, met on sight 9:00 am.

Matt Jones met with both Jake and Rico and after looking over the roof, Matt informed Jake and Rico that, in his view this was not a product or a manufacturing issue, it was an installation issue. At this point we needed to get some other professionals in and confirm his thoughts. To give us the day to do that and he would follow up with Jake on Friday the 6th.

HCBD, Cheri called in the AM and confirmed with me that there has not been an application for a Roofing Permit for my address by OCE, or Jake Martinez IV.

11:00 am, Matt and myself went and reviewed two local projects and talked with the contractors (Gap Home and Little House, both off Highway 12).

1:00 pm, a Adame roofing representative came to 50 N. Lake Tr. Rd. and inspected the roof. They called Matt and discussed those findings.

Evening, Matt did some research and along with his conversations with these other professionals, he found a number of things that were not done and products that were not appropriately used or not used for our project. Onyx Creek Exteriors was in breach of contract in a minimum of 4 areas.

10/6/2023 Friday - Exit Plan with OCE and new contract. Ron and I discussed a reasonable plan to have OCE back out of their contract with us (we pay for all the materials, and possibly one day of labor, the Tare-Off day and allow OCE to exit the project).

Matt presented that to Jake by mid morning on the 6th, Friday. Jake requested that we pay for Materials, Labor for the 2 days and dump fees. Matt said he thought the resolve presented was efficient and he should take it.

Matt was willing to meet Jake that afternoon to have him turn over a refund check and to bring purchase receipts to verify the cost of materials. Jake turned him down and said he'd think it over and would have an answer by Monday or Tuesday. He would also try to gather up the receipts over the weekend.

I met with Adame Roofing to see if they could pick up our project and give us an estimate. Francisco prepared that and after reviewing it, I signed it.

As of Friday late afternoon, we had a company willing to come in and fix our roof. I wrote out a deposit check for **\$30,132.00**.

We have nearly \$70,000 dollars outstanding in deposits for this roof.

Over the weekend, I gathered information together for my Hearing on the 19th of October with the HCBd.

10/9/2023 Monday - Made a few calls. 1st one being to whom I thought was Jake's Partner, John Barns in Northern Colorado. He was very cautious with me regarding his knowledge of the situation down here. **Said Jake is an associate, not a partner.** He wanted me to share what I felt comfortable sharing. He seemed mis-informed by Jake on some of the details. He asked me to trust him and give him a chance to make a few phone calls. He'd get back with me.

I sent John Barns (OCE associate up North) some of the photos I took of the roof.

Called Matt, nothing from Jake yet.

Reached out to Cheri at the HCBd. They are closed, Holiday.

Called Matt Jones, because I got a text from Jake. He said he has 3 phone notifications in the last few minutes. He was on a roof working so he was going to call in a bit.

I told Matt that as of Friday afternoon, 10/6/2023, the HCBBD has advised us to not except a partial refund until the hearing has taken place on the 19th of October. Matt was going to relay that info to Jake verbally when he calls him.

Matt did call me back. Jake is still requesting us to pay for the materials, the labor and the dump fees.

Matt relayed the **HCBBD advice** about not excepting a partial refund until the hearing on the 19th. Jake mentioned to Matt that I called a associate of his. Jake still sent me an invoice for:

- Materials Cost
- Tear Off
- Dump
- Labor

Within a very short period of time he sent me a revised Invoice:
Materials Cost Only

I responded to the email from Jake, or whom ever is representing OCE, stating that we have been advised to not except a partial resolve until the board meeting on the 19th.

Received an email from OCE, stating, “ Keep me posted and we will get you a cashiers check for your refund.”

So far no offer to reimburse the full Deposit has been made.

Sent some more info over to the HCBBD, Cheri.

10/10/2023 Tuesday - HCBBD, Cheri called. They to get an inspector out here to look at the roof this afternoon. Jake did go in on Thursday afternoon, the 5th and put in an application for a permit with the HCBBD. This is 7 days after dropping off the 1st load of materials at 50 North Lake Trail Rd, Cuchara CO 81005.

I made copies of photos and emails for my File.

*I did reach out to OCE and requested they clarify their last communication with me regarding the statement, “Keep me posted and we will get you a cashiers check for your refund.” I requested they clarify prior to the inspectors arrival.

After receiving two revised invoices yesterday and the way that statement was worded, I did not want to mis-read the possibly they were offering our full deposit back. So I sent out an email to please clarify that statement. See email dated 10/10/2023.

As of 3:53 I have not received a clarification from OCE’s last email that was so vague.

Inspectors, Ryan Sablich and Cheri Chamberlain came and inspected the roof. Will put together a report.

I informed Ryan and Cheri that the River’s Edge Bed and Breakfast property in Cuchara was also installed by OCE. She said that it may have not been permitted either. So our property would be the second penalty on OCE.

Cheri to get me a copy of OCE’s License and Insurance info.

My next step could be to file a claim on their insurance? I will look at that option once I represent our issue to the HCBDB board.

I wrote up a verbal presentation for Matt to discuss with Jake in the morning. Sent it over to Matt. It will be our final offer. He to call Jake in the AM. VKW

10/11/2023 Wednesday - Final Offer Verbal and in Writing. Matt called Jake and went over the details of our final resolve. Jake seemed receptive, needs to talk it over with his attorney... Jake indicated he needed to consult with his attorney and needed to play with a couple of date deadlines. Matt was not quite sure on how to respond, so he recommended Jake text me those requests.

I put the final resolve in writing and emailed it off at 9:50 am. See copy of email attached. Will Wait. Also **text** a letter form, to Jake.

Will continue to wait to hear back.

3:00 pm Jake started a conversation with me in a text format. (See file). He's willing to except my Resolve Letter with the exception of some date changes. We worked those out and arranged to meet.

Will meet, Monday, 10:00 am in Pueblo, Wells Fargo Bank, Prairie Ave location. Full refund of \$39,600 in a Cashiers Check.

Jake also asked if he could have until the 20th of October to pick up the remaining materials on our property. I said I was fine with that.

I reiterated everything we discussed on my email thread that I set up with cc's to HCBD and Matt included, and Jake responded by varying our resolve.

Made copies of everything and updated files.

1012/2023 Thursday - Wrap up! I text Cheri with the HCBD and informed her we came to a resolve with Jake and Onyx Creek Exteriors. As of Monday I should have our Full Deposit back.

I still plan to be at the Board Hearing on the 19th with Matt Jones, whom has helped to research and negotiate this resolve.

Respectfully,

Virginia K Williams
719-821-0088

Huerfano County Land Use Department
401 Main Street, Suite 304, Walsenburg, Colorado 81089
Office: 719-738-1220, Ext.117
To Request an Inspection: 719-738-1220, Ext. 104



BUILDING PERMIT APPLICATION

PROPERTY OWNER'S INFORMATION:

Name: Virginia Williams
Mailing Address: 50 Lake Rd
City, State, Zip: La Veta, CO 81059
Phone No. 1/2: 1
E-Mail Address: _____

CONTRACTOR'S INFORMATION:

Name: ONYX Creek Exteriors LLC
Mailing Address: 27408 Iris Rd
City, State, Zip: Paedia CO 81006
Phone No. 1/2: 719-334-1361
E-Mail Address: onyxcreekexteriors@gmail

TYPE:

- New construction
- Remodel
- Addition
- Demolition
- In kind replacement
- Extension of building permit

OCCUPANCY:

- Site built residential
- Manufactured residential
- Residential accessory building
- Commercial
- Agricultural
- Industrial

INTENDED USE:

- Single or multi family dwelling
- Residential garage
- Agricultural animal husbandry
- Commercial (give details in comments)
- Industrial (give details in comments)
- Storage (note stored materials in comments)

Scope of Work: Re-Roof

Address or Parcel No. 50 Lake Rd

HOA/POA has reviewed and approves of the proposed construction.

HOA Representative: _____ HOA contact info: _____

HOA Name: _____ or THIS PROPERTY IS NOT LOCATED IN AN HOA / POA.

HOA SIGNATURE: _____

APPLICANT'S SIGNATURE: [Signature] SUBMITTAL DATE: 10/05/23

BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY

GENERAL INFORMATION:

Property Owner name: _____
Subdivision / Sec,Tw, Rg: _____
Lot & filing or ¼ section: _____
County Schedule No: _____ Subdivision No: _____
County Zoning District: _____ Region: _____
Property Address: _____
Nearest P.O.: _____

OTHER REQUIRED PERMITS:

- Conditional use
- Variance
- Temporary resident
- Temporary use
- H.B. 1041 Development
- Sanitation Permit
- Others: _____
- County road access
- H.B. 1041 Flood Plain
- Sign permit
- State electrical
- State plumbing
- Lot consolidation

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:
			79,200

BUILDING PERMIT FEES:

Permit Fee: _____
Plan Review Fee: _____
TOTAL PERMIT FEE: _____

PAYMENT OF FEES:

COUNTY RECEIPT NO: _____
PERSONAL CHECK NO: _____

TOTAL VALUATION:

FEE MODIFIER: X0.0115
PERMIT FEE: _____

APPROVAL:

HUERFANO COUNTY BUILDING INSPECTOR DATE: _____

COUNTY BUILDING PERMIT NO:

[Empty box for County Building Permit No.]

PRIMARY OCCUPANCY CLASS:

[Empty box for Primary Occupancy Class.]

TYPE OF CONSTRUCTION:

[Empty box for Type of Construction.]

August 30, 2023

Dear Virginia Williams,

Thank you for contacting the Architectural Committee about replacing your roof on your property at 50 North Lake Trail Rd. The roof is to be metal and the color medium bronze.


- Your proposed project is approved and found to be in compliance with the Spanish Peaks Property Owners Association Architectural Guidelines.
- The \$50.00 review fee stated in article 4 section 5 of the architectural guidelines is waived because you are replacing an existing roof.
- We will place your email application and a copy of this approval letter in your file of the Architectural Committee.

If you have any questions, do not hesitate to contact any member of the Architectural Committee.


Thank you again for contacting the committee about your project as required by the Spanish Peaks Property Owners Association.

Sincerely,

Spanish Peaks Architectural Committee Member


 Tim McGlynn 70 Spruce Rd Cuchara 719-742-5535
 1514 W 28th St Loveland, CO 80538 620-272-6749

 Mark Worgan 268 S Meadow Rd Cuchara 719-742-3497


 Buzz Ginn 521 Ponderosa Cuchara 580-919-9715

 Karl Stickle 813 Ponderosa Rd Cuchara 719-742-3269
 1917 Singingwood Rd Edmond, Ok 73013

AGREEMENT AND MUTUAL RELEASE

This Agreement and Mutual Release (“Settlement Agreement”) is entered into as of October 16, 2023, by and between Virginia K. Williams and Ronald W. Stepien (referred to collectively as “Homeowners”) and between Onyx Creek Exteriors, LLC. (Referred to hereafter as “Onyx”) Each of these parties hereto may be referred to herein individually or as “Party” and collectively as “Parties,” as the context dictates.

RECITALS

This Settlement Agreement is entered into with reference to the following Recitals:

A. On or about, August 11, 2023, the Parties entered into a contract (hereafter referred to as ‘the Contract’) to replace the roof on the home owned by Virginia K. Williams and Ronald W. Stepien. The subject home being located at 50 North Lake Tr. Road, Cuchara, Colorado 81055

B. Onyx began the roof installation process and after a portion of the roof was replaced, Homeowners advised Onyx that the finished product was not what they had envisioned. Homeowners also advised Onyx of several issues with the work that Homeowners considered defective and/or improper workmanship and unacceptable.

C. The Homeowners expressed their concerns with the quality of work performed by Onyx.

D. The Parties desire to avoid costly and time-consuming litigation. To that end, the Parties have mutually agreed to terminate the Contract and have now agreed to resolve this matter as follows:

E. Onyx Creek Exteriors will provide a full refund to the deposit paid by Virginia K. Williams and Ronald W. Stepien to Onyx Creek Exteriors in the amount of \$39,600.00. The check will be made out to Virginia K. Williams.

F. Onyx Creek Exteriors will remove all unused materials from the jobsite located at 50 North Lake Tr. Road, Cuchara , Colorado 81055. Onyx Creek Exteriors will take possession and ownership of the unused materials.

G. It is the intent of the Parties that this agreement settles all disputes between Virginia K. Williams and Ronald W. Stepien and Onyx Creek Exteriors and that this agreement will supersede any and all previous agreements.

In consideration of the above Recitals and agreements contained herein and for other valuable consideration, the Parties agree as follows:

AGREEMENT

1. Onyx Creek Exteriors will provide a Cashier’s check made payable to Virginia K. Williams.

2. Onyx Creek Exteriors will take possession and ownership of any and all unused materials and remove such items from the property located at 50 North Lake Tr. Road, Cuchara, Colorado. All such materials shall be removed from subject property no later than 6:00 p.m., October 20, 2023. Any materials not removed by said date and time will become the property of Homeowners.
3. Resolution of Dispute. The Parties stipulate that the deposit payment in the amount of \$39,600.00 made by Ronald W. Stepien to Onyx shall be returned via a Cashier's Check made payable to Virginia K. Williams. Onyx will deliver said check to Virginia K. Williams at Wells Fargo Bank, Pueblo, Colorado at the Prairie Avenue location.
4. Attorneys' Fees and Costs. Each Party shall bear its own attorneys' fees and costs incurred in connection with the dispute, the Agreement, and this Settlement Agreement. Should any litigation regarding the terms or enforcement of this Agreement and Mutual Release become necessary the prevailing party in that litigation shall be entitled to reimbursement of their attorney's fees and costs.
5. Governing Law. This Settlement Agreement is made and entered into in the State of Colorado and shall, in all respects, be interpreted, enforced and governed under Colorado law.
6. Successors and Assigns. This Settlement Agreement shall be binding upon, and inure to the benefit of, the Parties hereto and their respective agents, heirs, successors and assigns.
7. Voluntary Agreement with Benefit of Counsel. The Parties hereto, and each of them, acknowledge that, in negotiating and executing this Settlement Agreement, they have consulted with, and had the advice of, counsel, and that this Settlement Agreement is entered into voluntarily after such advice, consultation and the Parties' respective independent investigation. If either Party has chosen of their own accord to not consult with an attorney any such decision is by choice and said Party hereby waives any such consultation.
8. Counterparts. This Settlement Agreement may be executed in any number of counterparts, and by electronic signatures, each of which may be deemed an original and all of which collectively shall constitute a single instrument. This section is necessary because Ronald W. Stepien is believed to be currently outside the State of Colorado. This section is for the convenience of the parties and to prevent unnecessary delay in the execution of this Agreement and Mutual Release.
9. Joint Drafting. The Parties acknowledge that each party has cooperated in the negotiating and preparation of this Settlement Agreement. Hence, in any construction to be made of this Settlement Agreement, the same shall not be construed against any particular Party as the drafter of the Settlement Agreement.
10. Entire Agreement. This Settlement Agreement contains the full, final and entire agreement between the Parties hereto, and supersedes all prior negotiations and proposed agreements, whether written or oral. This Settlement Agreement may not be modified or amended except by written instrument, signed by the affected Parties, expressing such a modification or amendment.

11. Severability. In the event that any portion of this Settlement Agreement is held by a court of competent jurisdiction to be unenforceable or invalid, the validity and enforceability of the remaining portions shall not be adversely affected.

IN WITNESS WHEREOF, the Parties, by their signatures have caused this Confidential Settlement Agreement and Mutual Release to be executed.

Onyx Creek Exteriors, LLC

By _____
Jake E. Martinez IV, President

Virginia K. Williams

Ronald W. Stepien

CASHIER'S CHECK - CUSTOMER COPY

129 October 16, 2023 205301 \$39,600.00

NON NEGOTIABLE

PAY TO THE ORDER OF: VIRGINIA K. WILLIAMS

Purchaser: ONYX CREEK EXTERIORS LLC PROJECT REFUND

Notice to Customer: If this check is lost, destroyed, or stolen, the bank will not accept a replacement request on the check until 90 days after the issue date and then only if the issuer has provided a "Declaration of Loss" certification.

THIS CHECK IS VOID WITHOUT A RED & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE



The Colorado Bank & Trust Company • La Junta (719) 384-8131 • Pueblo (719) 546-2268 Member FDIC P O Box 499 • La Junta, CO • 81050

CASHIER'S CHECK

Notice to Customer: If this check is lost, destroyed, or stolen, the bank will not accept a replacement request on the check until 90 days after the issue date and then only with the issuance of a "Declaration of Loss" certification.

Purchaser: ONYX CREEK EXTERIORS LLC PROJECT REFUND

Thirty Nine Thousand Six Hundred Dollars And 00/100*****

\$39,600.00

129 October 16, 2023

205301

PAY TO THE ORDER OF: VIRGINIA K. WILLIAMS

TWO SIGNATURES REQUIRED [Signature] [Signature] Authorized Signature

⑈ 205301⑈ ⑆ 102100675⑆

⑈ L9700⑈

10-9-23

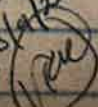
Item 6a.

To whom it may concern:
It is the opinion of metal Mart
that this is an installation issue as
compared to a production error.

Jonathan King

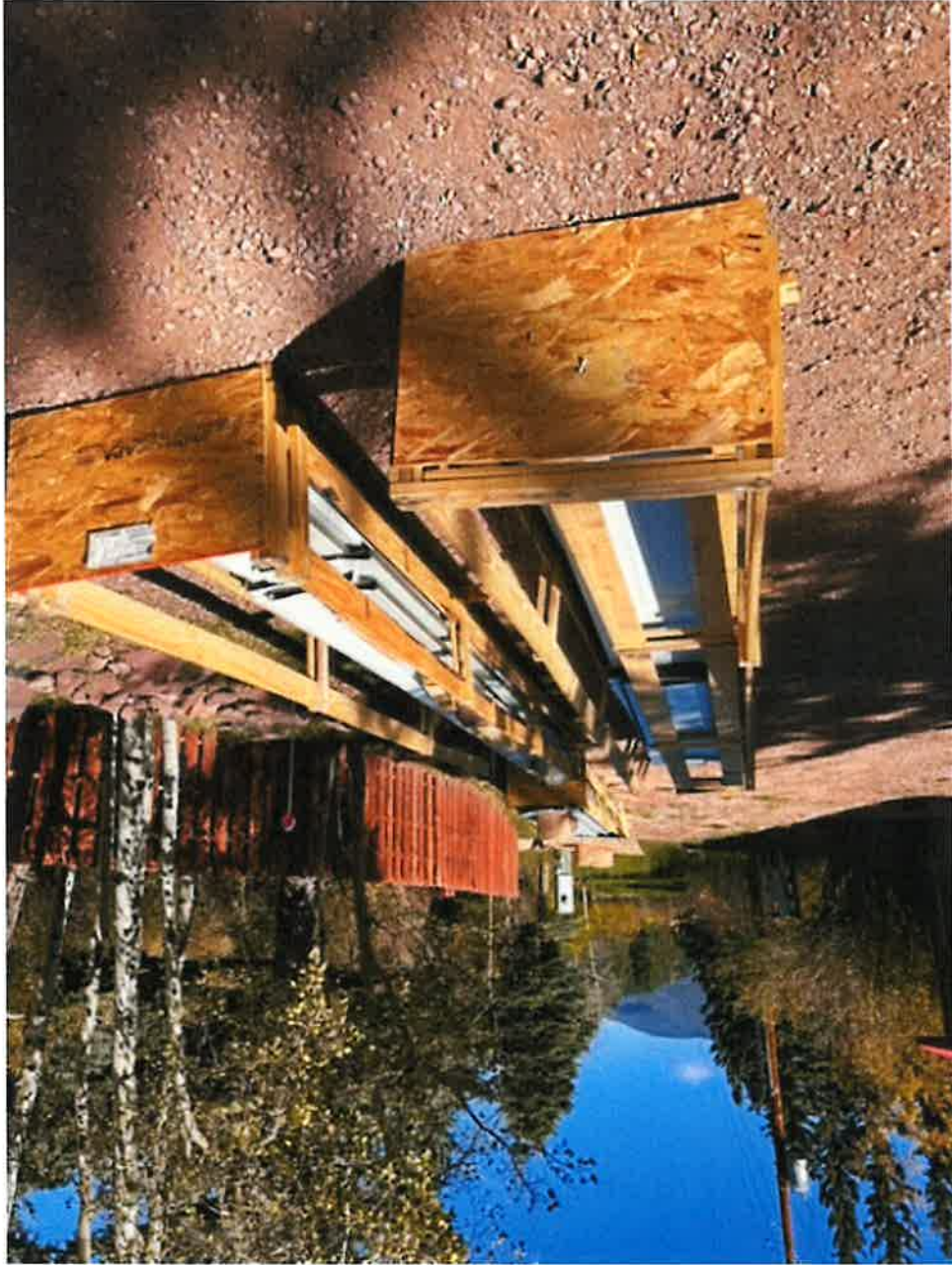


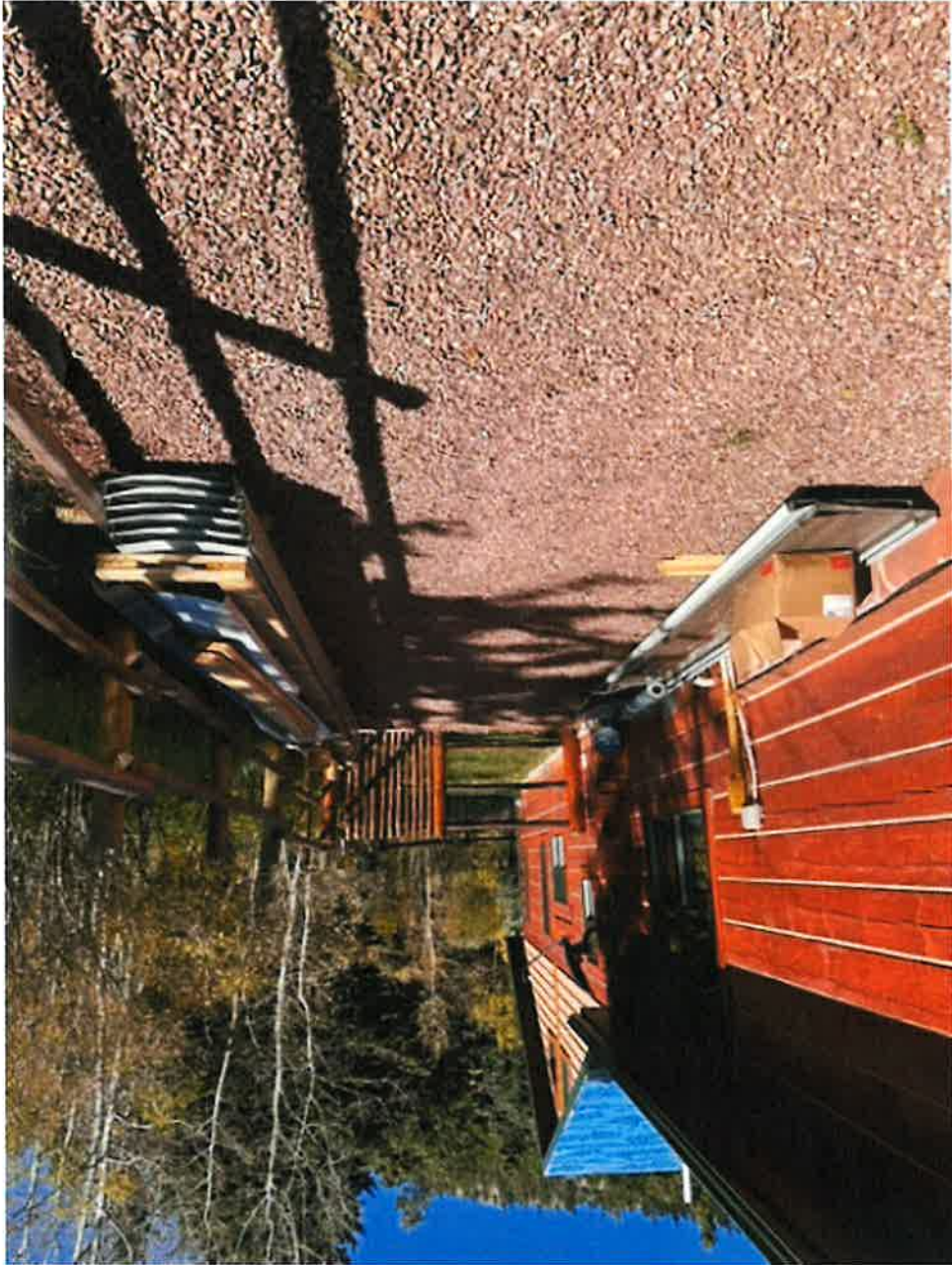
Interim Manager
Metal Mart #54
Pueblo West, CO
719-547-7170

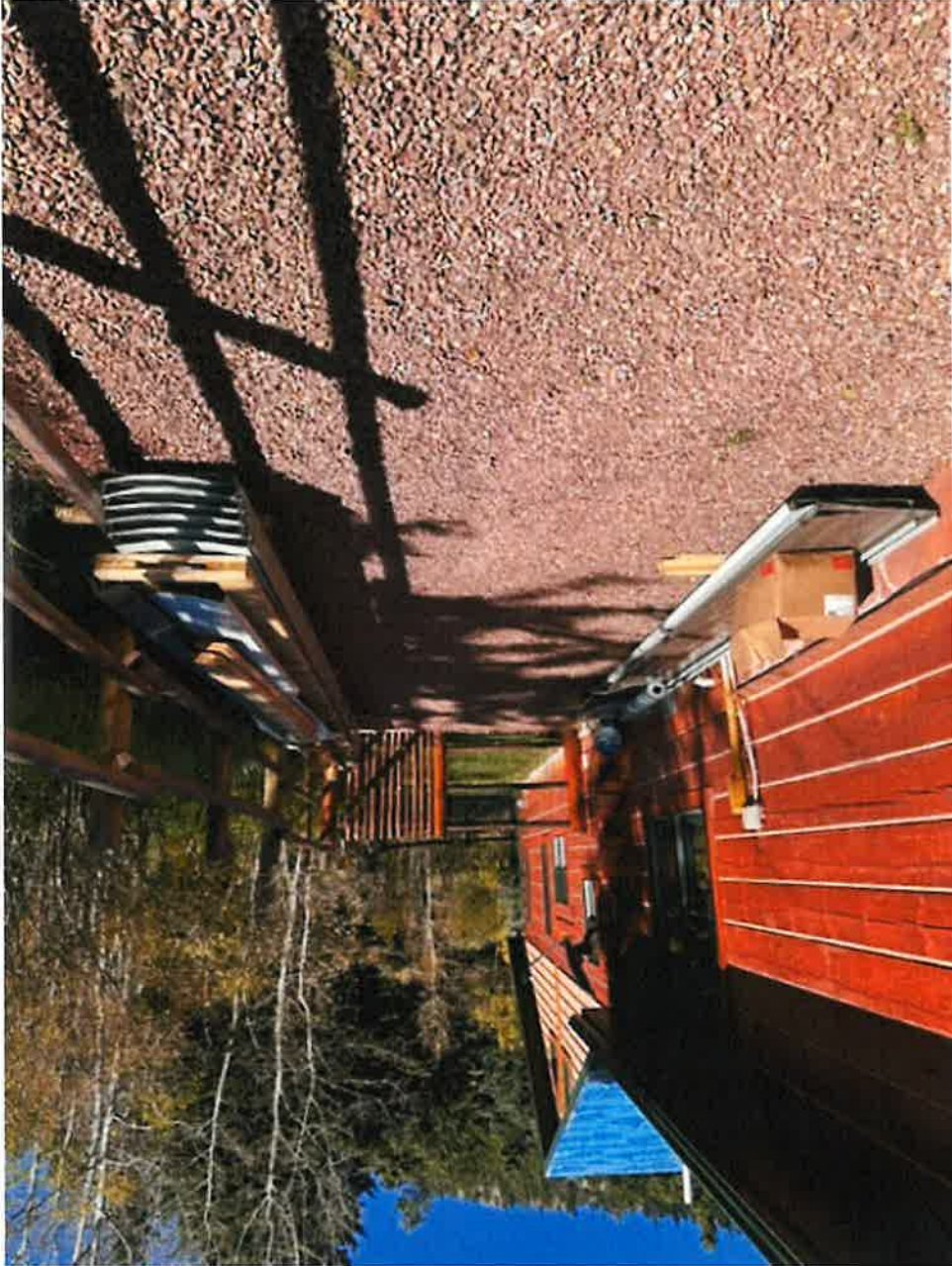
Received
10/9/2023
























AnchorDeck™

AnchorDeck™

It takes one to turn one.



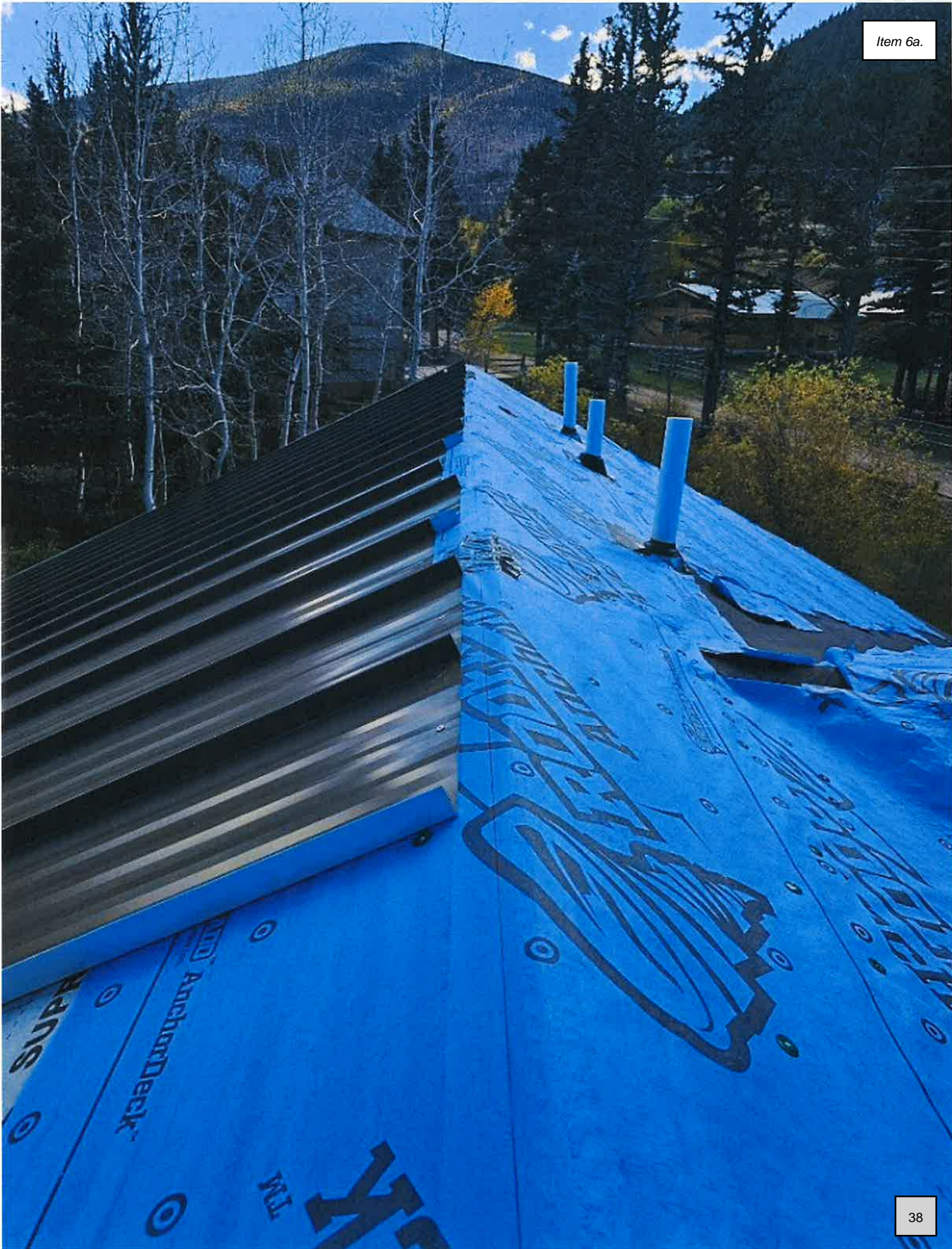
ROODENADO
AnchorDeck™

TM

TM



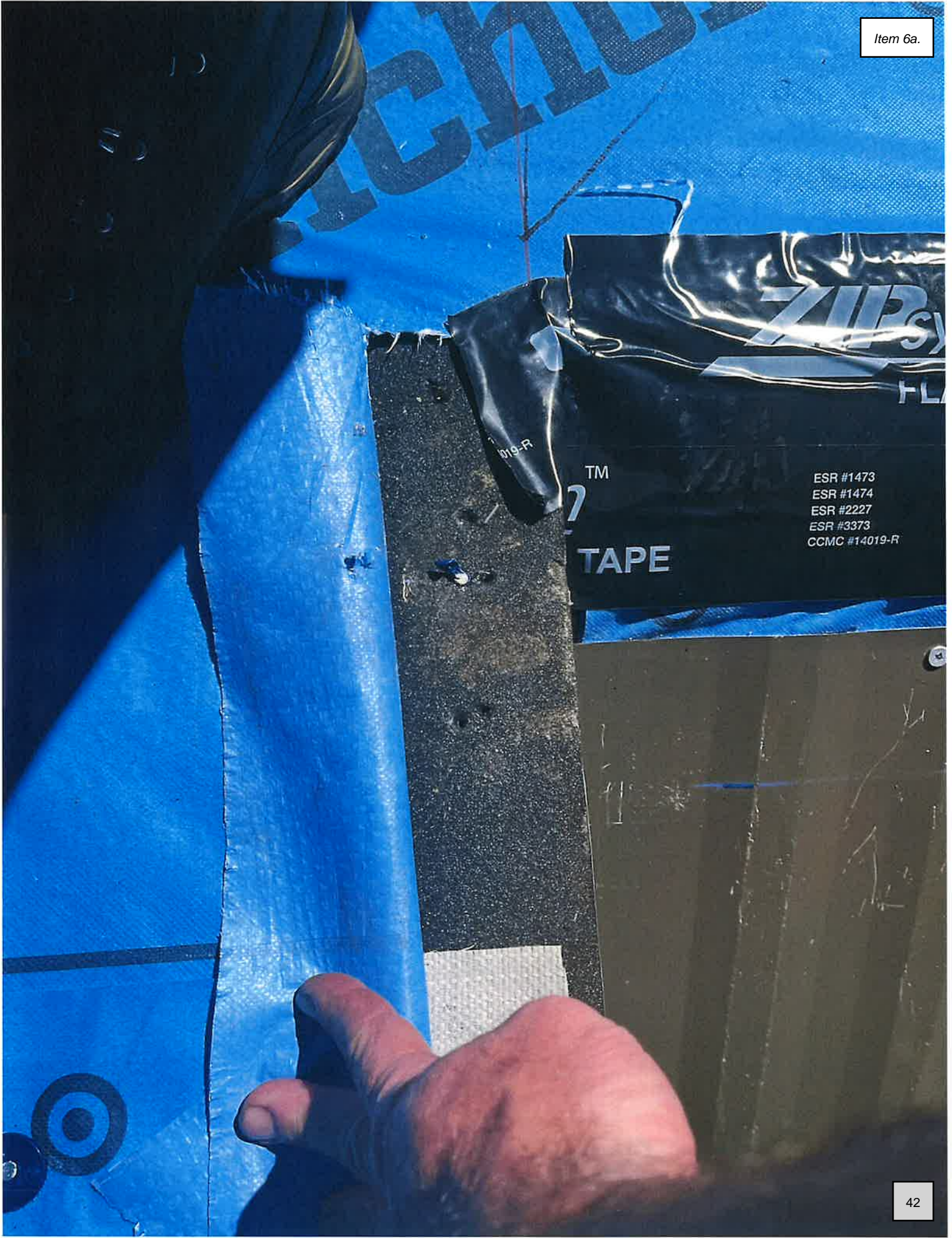






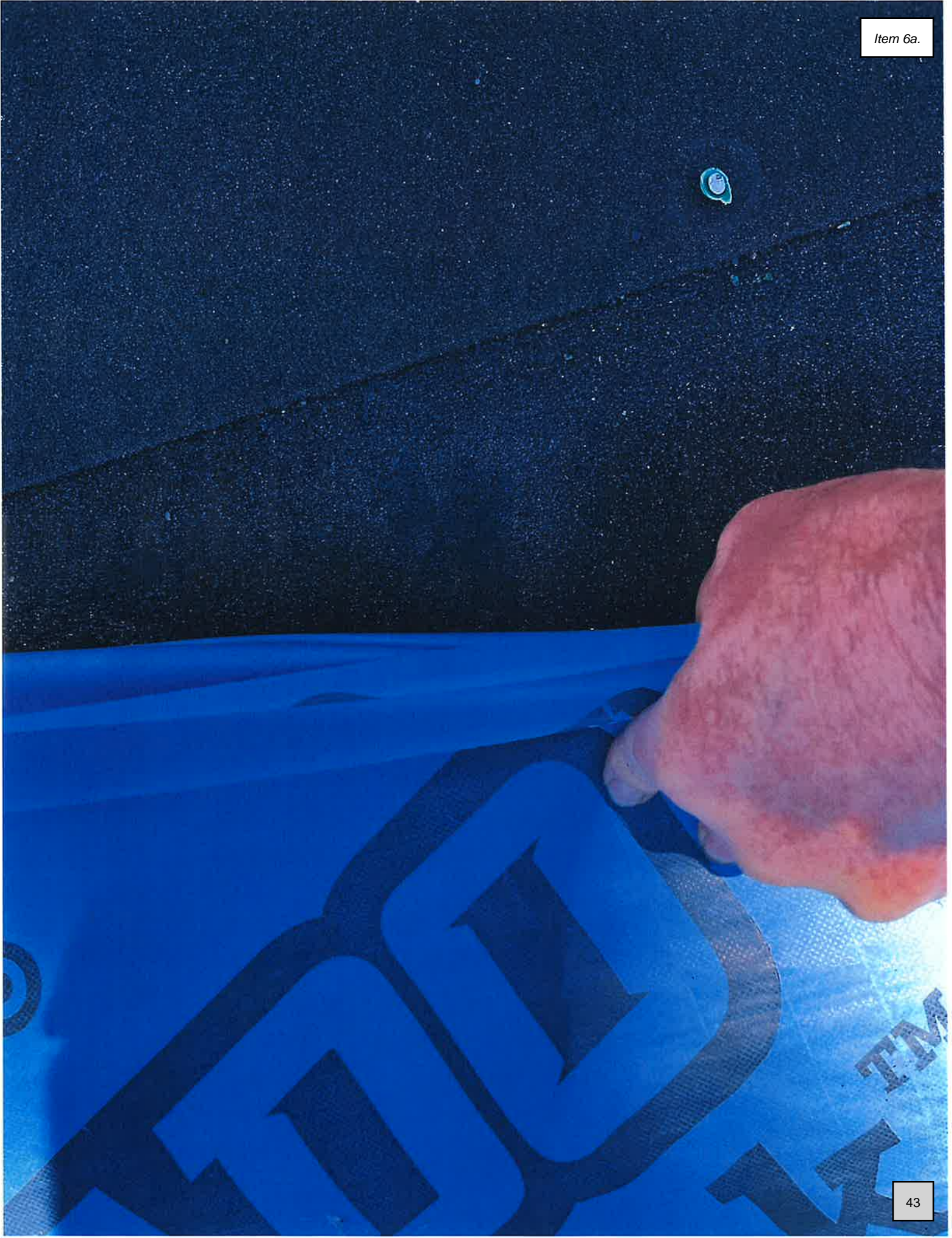


Item 6a.

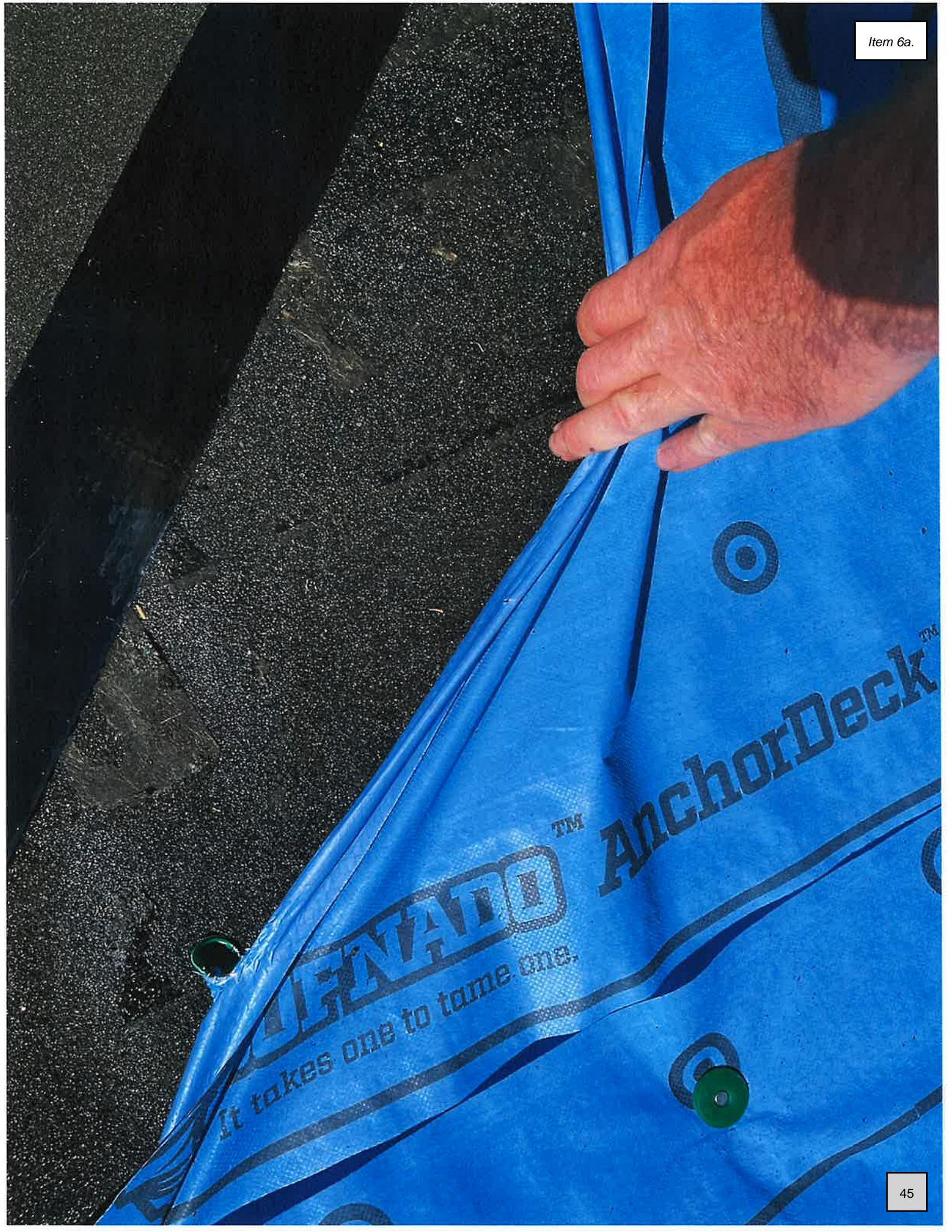


ESR #1473
ESR #1474
ESR #2227
ESR #3373
CCMC #14019-R

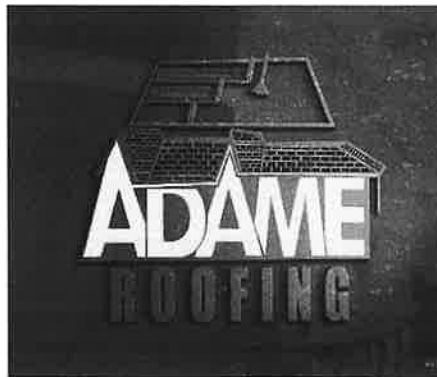
TM
ZIPPER
TAPE











10-17-2023

Adame Roofing
810 S Norwood
Pueblo, Co 81001

Overview

Inspection report for 50 N Lake Rd, Cuchara Colorado

1. Granulated ice and water was underneath the synthetic felt. The ice and water underlayment seemed to be from the original shingle roof. This underlayment is not suitable for a metal roof per material specs since it has been known to melt due to high temperature. Two different brands of synthetic were used on top of the ice and water. There was new ice and water on eaves but it was still the improper kind.
2. Duct tape was used around skylight instead of ice and water
3. Panels were different sizes and not reaching the ridge vent line evenly. Due to this a longer ridge would have had to have been used.
4. Panels were showing bumps where clips were installed. This issue is both a cosmetic and functional problem. If clips were not fastened correctly this could have voided wind warranties and caused issues in the future.

It was recommended to the homeowner to remove existing panels and underlayment and start with a new deck and new metal system. None of the material on the roof would be salvageable.

If there's any questions please feel free to contact me at 719-369-9055

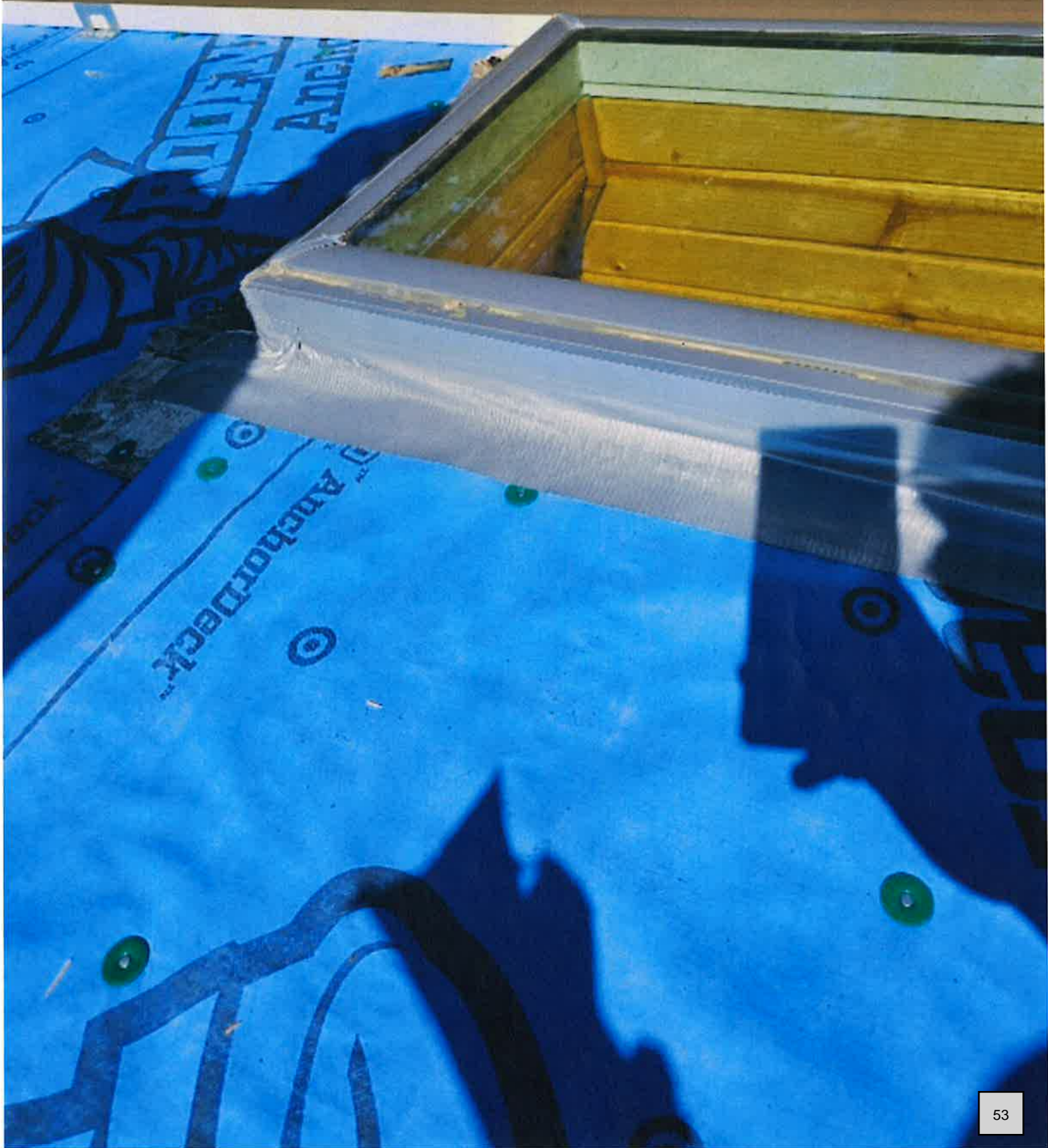
- **Francisco Adame**



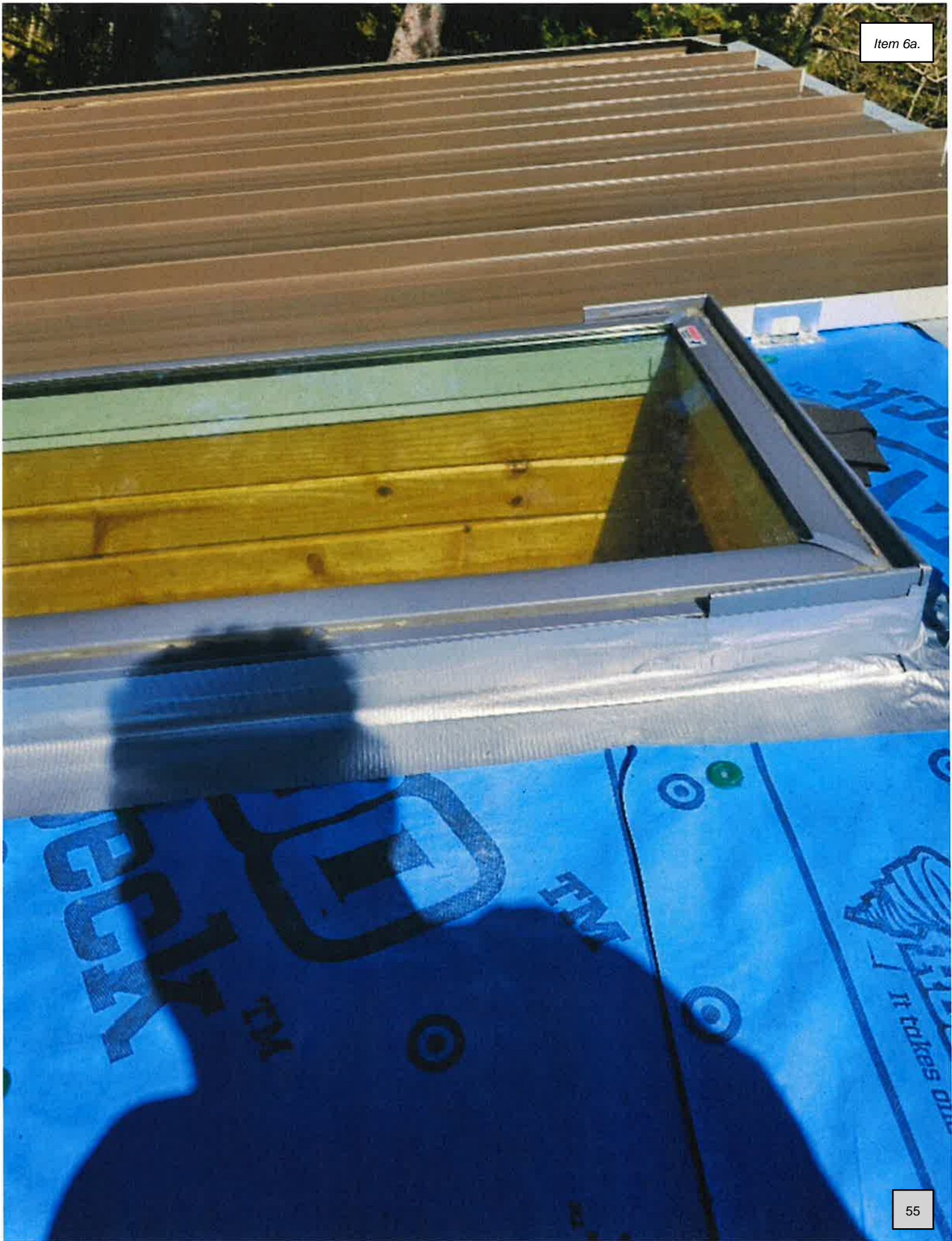


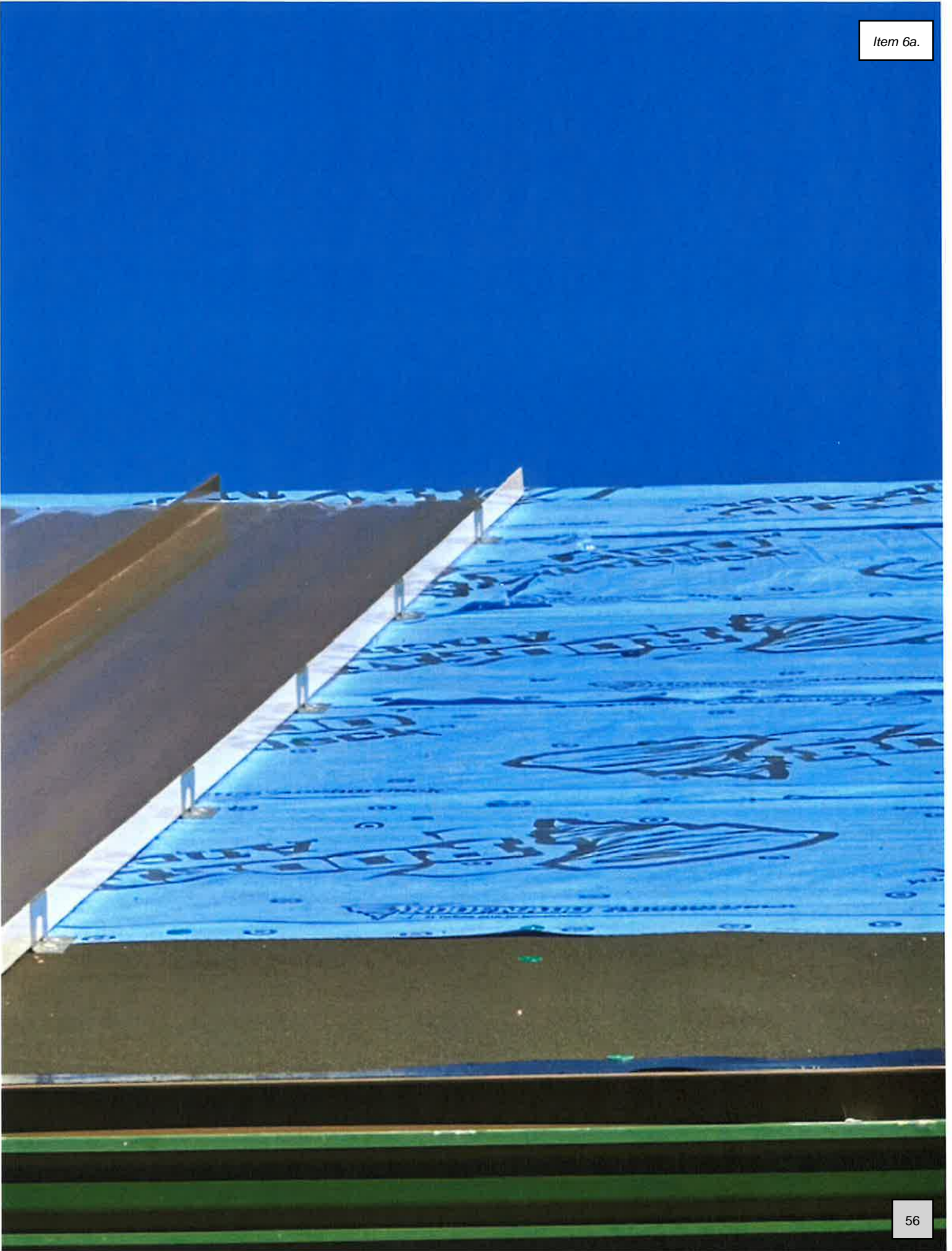


















Inspection Record Card
Huerfano County Land Use and Building Department
Building Permits (Residential Projects)
 401 Main St
 Ste 304
 Walsenburg, CO 81089
 (719) 738-1220, x506

Item 6a.

Project Number: RA-23-083
Applicant: Onyx Creek Exteriors LLC
Contact: Onyx Creek Exteriors LLC
Address/Suite: LAKE TRAIL # 00050
 UNKNOWN, CO 000000000
Project Type: Roofing/Solar
Contact Info: 719-334-1361
Parcel Number: 34895
Date Issued:

Description:
 Williams- Re Roof
 Replace Roof

<input type="checkbox"/>	FINAL
<u>Date</u>	<u>Inspector</u> <u>Status</u> <u>Comments</u>

<input type="checkbox"/>	ROOF SHEATHING AND NAILING
<u>Date</u>	<u>Inspector</u> <u>Status</u> <u>Comments</u>

10/18/2023	Ryan Sablich	FAILED	<p>upon request of the home owner we were asked to come out and do an inspection of her roof. (The home owner was suspicious that a building permit had not been pulled and had concerns that the roof wasn't being done right. We were unaware that Onyx Creek Exteriors had started the job as the building permit had not been approved. After doing the inspection we had found some issues with the roof. First we noticed that they left the old ice and water shield and did not replace it with the new ice and water shield. Second the ice and water shield they did put down on the eaves was not the correct material for a metal roof, as high temp material is what is needed. Third duck tape was used to do sealing around the sky light. Fourth is the metal panels that were installed had dimples in them, this happens when the fasteners are over tightened. In order to correct these issues the following needs to be done: The metal panels need to be taken off and start all over. All of the ice and water needs to be taken off and the proper ice and water shield for a metal style roof needs to be applied according to the manufacturers directions. The decking needs replaced where the old ice and water shield had melted into it. Skylight needs to have the duct tape removed and proper sealing needs to be done. Please refer to Chapter 9 of the 2015 I.R.C. (International Residential Code) Also the building permit has not been paid for as of this time by Onyx Creek Exteriors.</p>
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Cheri Chamberlain <cchamberlain@huerfano.us>

Fwd: Permit

1 message

Anderson Moving <andersonmoving@hotmail.com>

Mon, Oct 16, 2023 at 2:37 PM

To: Cheri Chamberlain <cchamberlain@huerfano.us>

Please see below,

This is from our Solar Company.

From: Sun Solar <sunsolarco@gmail.com>**Sent:** Monday, October 16, 2023 2:46:47 PM**To:** Anderson Moving <andersonmoving@hotmail.com>**Subject:** Permit

Rob. We are awaiting the final version of the permit package. However we recieved a call today from the county, saying you submitted a permit with our name on it. As we talked about before, this is not the way to get your project finished. Ren discussed with you and I recently that you will need to pull the permit in your name. As we aren't licensed in that county. Additionally, we do not pull permits. And again this is on your contract. You MUST submit it as yourself as the installer/contractor. Basically the county will issue you the permit and we're your (helpers) on the installation. Otherwise you won't get them to issue this.

Building Permit – Land Use Review
To Be Filled Out By Applicant

Item 6b.

General Information:

Parcel Schedule Number: **TOWNSHIP 25 SOUTH, RANGE 70 WEST OF THE**
LEAD P.M.
 Subdivision and/or Section, Township, & Range: **SECTION 11: SW 1/4, W1/2 SE 1/4**
 Lot, Block, & Filing or X X Section: **SECTION 14: NW 1/4, W1/2 NE 1/4, S1/2**

Parcel:

<u>ZONING DISTRICT</u>	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>	Urbanizing Residential
	<input type="checkbox"/>	Rural Residential	<input type="checkbox"/>	Industrial
	<input type="checkbox"/>	Commercial		
<u>OVERLAY DISTRICT(S)</u>	<input type="checkbox"/>	Airport	<input type="checkbox"/>	Commercial Wind Generation
<u>FLOODPLAIN</u>	<input type="checkbox"/>	Yes	IF YES:	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	No	Floodplain Permit Granted:	<input type="checkbox"/>
				No
<u>PARCEL STATUS</u>	<input checked="" type="checkbox"/>	Meets Current Zoning	<input type="checkbox"/>	Lawfully existing Non-Conforming
			<input type="checkbox"/>	Non-Conforming

Parcel info available online on the Land Use page at www.huerfano.us or by calling (719) 738-3000 x119

Structure:

<u>GENERAL INFORMATION</u>	
Primary Use:	PRIMARY DWELLING
Square Footage:	w/ OUTSIDE PORCHES ~ 1650 SQ. FT.
Height & Number of Stories:	MAIN LEVEL w/ 10ft ABOVE
<u>SETBACKS</u>	Front: N/A Side: N/A Rear: N/A
<u>MANUFACTURED HOMES</u>	1993 or Newer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufactured Homes Built Pre-1993 Prohibited Per Huerfano Co. Sec. 1.14
<u>EXISTING STRUCTURE ON SITE</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Structures Must Meet Zoning and Building Requirements Unless Legally Built Under Previous Standards

Required setbacks and other zoning information available at:
<https://www.huerfano.us/uploads/landuse/regulations/1.00%20Zoning%20Regulations.pdf>

Approval: (Completed by Huerfano County Staff)

<input type="checkbox"/> Yes	By	Date
<input type="checkbox"/> No		



COLORADO

Department of
Regulatory Agencies

Division of Professions and Occupations

**Division of Professions and Occupations
State Electrical Board**

Item 6b.

SOLAR PERMIT APPLICATION

Associated electrical permit _____ (if known)

Work Performed by:

Electrical Contractor reg. # _____ ; or Solar Company Name
 Homeowner * (see clause below)

Sun Solar Off Grid
GLEN'S #: 719-725-7751
MIKE'S #: 719-271-9763

Complete this form. Incomplete applications will be returned for missing information.

Permit applicant mailing address:

Name ROD HEILMAN
Company / contractor OR Homeowner*

Address PO BOX 2196

City LA CROSSE State WI Zip Code 54602

Phone # 708 780 2958

Cell # (5)

Fax # ()

Must have a separate (dedicated) phone line for fax

Email: ANDERSONMOVING@GMAIL.COM

Job Site / Property address: If a designated numbered address is not available use lot, block, filing, or subdivision. Attach a map.

ROD HEILMAN
Property Owner

4735 County Rd. 634
Job Address

STADNER HOFERANO
City (that mail is postmarked from) County

Job site contact phone number (required) 708 780 2958

Directions: _____

Power Supplier OFF GRID SOLAR

Check mark (✓) ALL boxes that best describe the solar installation. Describe work below:

Residential Commercial

Describe work being performed: OFF-GRID RESIDENTIAL SOLAR

* **HOMEOWNER CLAUSE:** The Colorado Revised Statutes provide a homeowner the opportunity to perform the electrical/solar installation provided the following conditions are true:

- You are the property owner and this property is not for sale, resale, and is not rental property.
- You reside or intend to reside at this property as your sole place of residence.
- You are doing the permitted work yourself and have a reasonable enough knowledge of electrical/solar codes for a proper installation.

By my signature below I attest the above statements are true.

I understand that my homeowners insurance may not cover damages to my home due to construction accidents.

SIGNATURE: [Signature] Date 10/09/23 Fee enclosed \$ 312.00

By applicant performing work: Contractor or authorized representative / Homeowner *

Fee calculated from page 2

MAKE CHECKS PAYABLE TO: STATE OF COLORADO - Do not staple the check to the application.
NOTE: MAILED OR HAND-DELIVERED PERMITS MAY TAKE 5-7 WORKING DAYS TO PROCESS AFTER RECEIPT AND WILL BE MAILED, OR, EMAILED ACCORDING TO THE INFORMATION PROVIDED. PLEASE ENSURE THAT THE FEE IS CORRECT. PERMITS EXPIRE ONE YEAR FROM THE DATE ISSUED.
NO REFUNDS WILL BE PROCESSED AFTER SIX MONTHS OF PERMIT ISSUE DATE.

The content of this application must not be changed under penalty of Colorado Law.

SOLAR PERMIT FEES

Fee Schedule effective: August 1, 2023

Fees are computed according to the appropriate chart below

Fees are calculated from the total cost to customer (contract price), including materials, items and labor- whether provided by the contractor or the property owner.

Valuation of Installation – (Based on cost to customer of labor, material and items)	Fee
Not more than \$2000 (Base Fee)	\$60
\$2001 and above = \$60 + \$6.00 per thousand <u>of total job valuation</u> (always round up the next \$1,000 of valuation)	\$
EXAMPLE: The valuation is \$5,150 (round up to \$6,000) The base fee as shown above; \$60.00 +(6 x\$6.00) =\$96.00 total fee*	

Total fee enclosed \$ 1,121.00

Cost of solar installation (parts and labor): \$ 42,000 (Round to next highest \$1,000.00)

RE-INSPECTION FEE (\$50): A re-inspection fee may be assessed when additional inspections are required when the job is not ready for inspection (if 5 or more correction items are cited), access is not provided, violations from the last inspection are not completed, etc.

Permit fees are reviewed occasionally and may be adjusted as necessary.

PLEASE NOTE: Applicants should be prepared to do the following:

- Use the online permit system to request an inspection when the job is ready.
- Ensure that the work is completed within the time limitation of the permit.
- Install electrical/solar according to the currently adopted edition of the Colorado Electrical Code as amended.
- Request an electrical inspection *prior* to covering and a final inspection *prior* to occupancy.

*Senate Bill 17-179 placed a cap on solar permit fees of;

- \$500 for residential installations and;
- \$1,000 for commercial installations.

Caps on the permit fee are a combination of the solar (DC) installers permit and the electrical (AC) permit. Whichever one is issued first, the total fee for the second permit combine with the fee for the first permit cannot exceed the cap fees shown above.

KAREN C. MILLISAP
 FLOOR PLANS Elevation 6500' + 12' for front
 For Lot 187, Chicosa Dr
 Rio Cucharas Unit No.

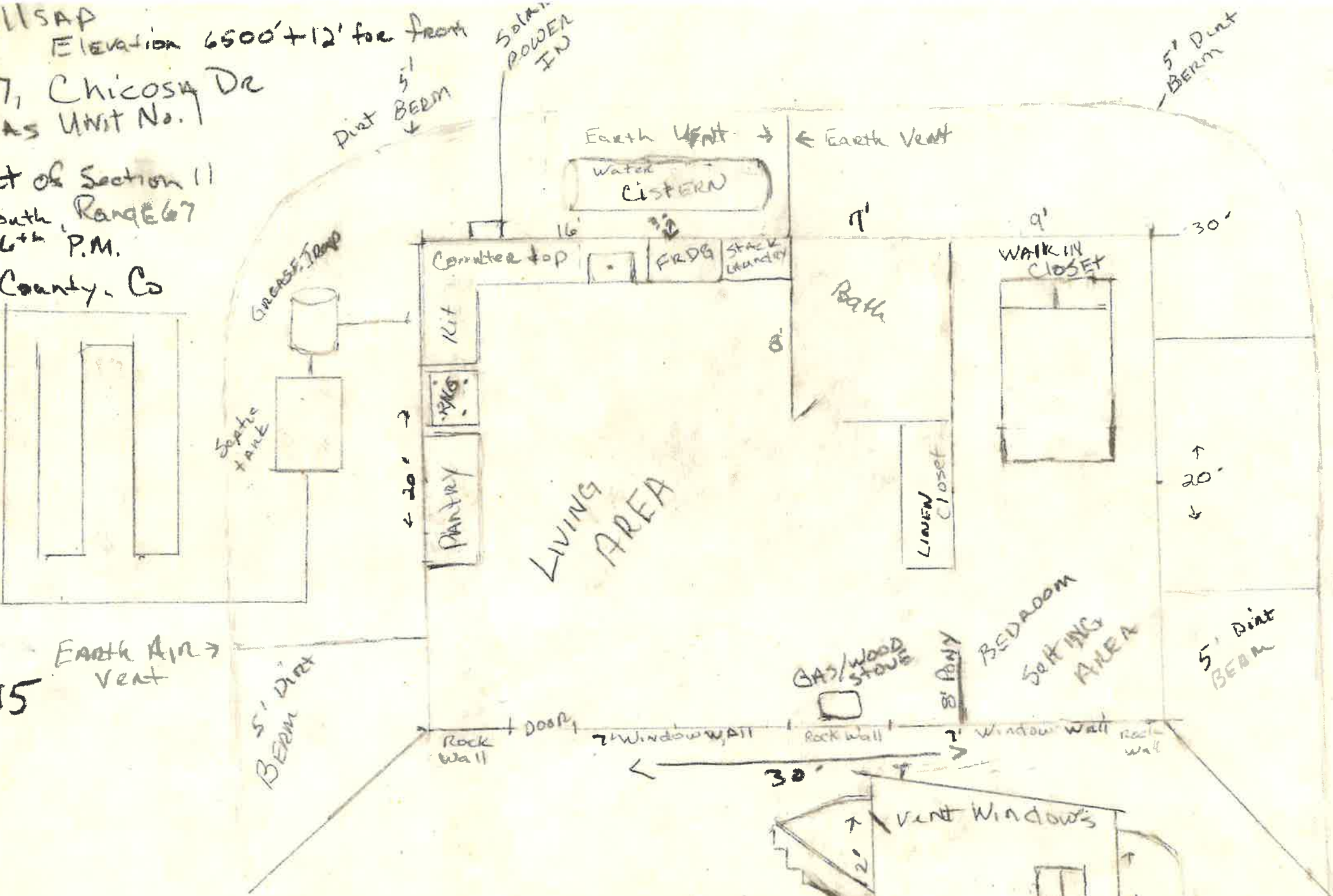
Located in Part of Section 11
 Township 29 South, Range 67
 West of the 6th P.M.
 Huerfano County, Co

Elevation
 6500'
 + 12' for house

Septic
 Will be done
 As to
 I.R.C. 2015

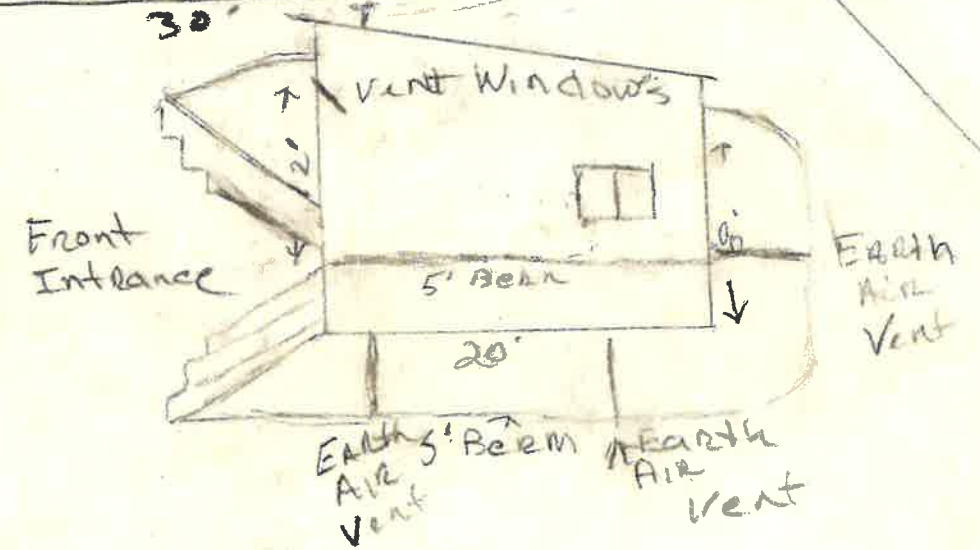
Drawing By:
 KAREN C. MILLISAP
 936-788-4508

Item 6c.

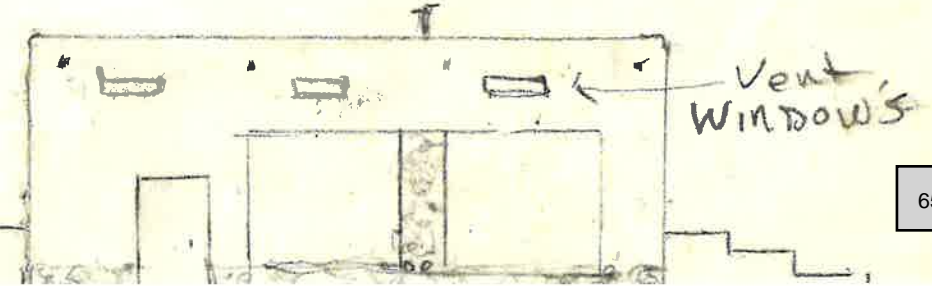


20x30 Pueblo style (CINDER Block)

- 1 Bedroom, 1 Bath
- Solar Power System
- 3500 gal Cistern
- Stucco OVER CINDER Block (sand filled) 8" Block = to
- 8" R19 Insulation Value
- Heat GAS/WOOD STOVE



Frontal View



Huerfano County Land Use Department
 401 Main Street, Suite 304, Walsenburg, Colorado 81089
 Office: 719-738-1220, Ext.117
 To Request an Inspection: 719-738-1220, Ext. 104



Item 6c.

BUILDING PERMIT APPLICATION

PROPERTY OWNER'S INFORMATION:

CONTRACTOR'S INFORMATION:

Name: KAREN Collins Millsaps
 Mailing Address: P.O. Box 1146
 City, State, Zip: Walsenburg, CO 81087-3011
 Phone No. 1 / 2: 719-738-4508 / 719-494-9402
 E-Mail Address: kcollinsmillsaps@hotmail.com

Name: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone No. 1 / 2: _____
 E-Mail Address: _____

TYPE:

- New construction
- Remodel
- Addition
- Demolition
- In kind replacement
- Extension of building permit

OCCUPANCY:

- Site built residential
- Manufactured residential
- Residential accessory building
- Commercial
- Agricultural
- Industrial

INTENDED USE:

- Single or multi family dwelling
- Residential garage
- Agricultural animal husbandry
- Commercial (give details in comments)
- Industrial (give details in comments)
- Storage (note stored materials in comments)

COMMENTS (OTHER / MISC):

HOA/POA has reviewed and approves of the proposed construction. HOA

Representative:

THIS PROPERTY IS NOT LOCATED IN AN HOA / POA. APPLICANT'S SIGNATURE: Karen Millsaps
APPLICANT'S SIGNATURE: _____ **SUBMITTAL DATE:** _____

BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY

GENERAL INFORMATION:

OTHER REQUIRED PERMITS:

Property Owner name: _____
 Subdivision / Sec, Tw, Rg: _____
 Lot & filing or ¼ section: _____
 County Schedule No: _____ Subdivision No: _____
 County Zoning District: _____ Region: _____
 Property Address: _____
 Nearest P.O.: _____

- Conditional use
- Variance
- Temporary resident
- Temporary use
- H.B. 1041 Development
- Sanitation Permit
- Others: _____
- County road access
- H.B. 1041 Flood Plain
- Sign permit
- State electrical
- State plumbing
- Lot consolidation

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:

BUILDING PERMIT FEES:

Permit Fee: _____
 Plan Review Fee: _____
TOTAL PERMIT FEE: _____

PAYMENT OF FEES:

TOTAL VALUATION:

COUNTY RECEIPT NO: _____
 PERSONAL CHECK NO: _____

FEE MODIFIER: **x 0.0115**
 PERMIT FEE: _____

APPROVAL:

 HUERFANO COUNTY BUILDING INSPECTOR DATE: _____

COUNTY BUILDING PERMIT NO:

PRIMARY OCCUPANCY CLASS:

TYPE OF CONSTRUCTION:

Building Permit – Land Use Review

To Be Filled Out By Applicant

Item 6c.

General Information:

Parcel Schedule Number:	191065
Subdivision and/or Section, Township, & Range:	Rio Cucharas Phase 1
Lot, Block, & Filing or X X Section:	Lot 187

Parcel:

<u>ZONING DISTRICT</u>	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>	Urbanizing Residential
	<input type="checkbox"/>	Rural Residential	<input type="checkbox"/>	Industrial
	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	
<u>OVERLAY DISTRICT(S)</u>	<input type="checkbox"/>	Airport	<input type="checkbox"/>	Commercial Wind Generation
<u>FLOODPLAIN</u>	<input type="checkbox"/>	Yes	<i>IF YES:</i>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	No	Floodplain Permit Granted:	<input type="checkbox"/>
				No
<u>PARCEL STATUS</u>	<input type="checkbox"/>	Meets Current Zoning	<input type="checkbox"/>	Lawfully existing Non-Conforming
	<input type="checkbox"/>		<input type="checkbox"/>	Non-Conforming

Parcel info available online on the Land Use page at www.huerfano.us or by calling (719) 738-3000 x119

Structure:

<u>GENERAL INFORMATION</u>	
Primary Use:	Homestead
Square Footage:	600'
Height & Number of Stories:	1 story
<u>SETBACKS</u>	Front: Side: Rear:
<u>MANUFACTURED HOMES</u>	1993 or Newer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufactured Homes Built Pre-1993 Prohibited Per Huerfano Co. Sec. 1.14
<u>EXISTING STRUCTURE ON SITE</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Structures Must Meet Zoning and Building Requirements Unless Legally Built Under Previous Standards

Required setbacks and other zoning information available at:

<https://www.huerfano.us/uploads/landuse/regulations/1.00%20Zoning%20Regulations.pdf>

Approval: (Completed by Huerfano County Staff)

<input type="checkbox"/> Yes	By	
<input type="checkbox"/> No		
	Date	

Account 191065 Flag R LEGAL DESCRIPTION Acres
 Name MILLSAPS, KAREN COLLINS LOT 187 RIO CUCCHARAS PHASE
 Address 1 P. O. BOX 1146 1 359-537 364-126
 Address 2 WALSENBURG 406490
 Address 3
 Address 4
 State/Zip CO 81089 2022

Item 6c.

Property
 Map Num 28-5157-113-01-187

Prev Name1 DILLON, MARIAN E
 Prev Name2 CITIZENS NATIONAL BANK
 VALUES-ASSD TAXABLE EXEMPT
 LAND 890

Use 0100 City 00000 Subdv 0500
 Anlys 000 Tax/Dst 100 Zone 00
 Exempt Late Filing Advrt Y Bnkrpt N TOTALS 890
 ACRES: Master Legal Value Ignore PP \$ 15080 Exemption N
 00000000210 000 210 NOV # NOD #

CHANGES

Parcel On 03/13/2023 By COHUKJOS	CMD1-Value Change	CMD2-Legal Change
Name On 03/13/2023 By COHUKJOS	CMD3-Both Changes	CMD4-Sales Change
Values On 00/00/0000 By	CMD11-HOMESTEAD	CMD12-ID# CHANGE
Legal On 07/19/2016 By COHUPTON	CMD22-Abort Entry	HELP-More Details

**Huerfano County
Regional Building Authority Board
400 Main Street, Suite B
Walsenburg, Colorado 81089
719-738-1220 ext. 103**



PROPERTY OWNER / BUILDER LIABILITY FORM

The Huerfano County Regional Building Authority Board (HCRBA) allows for the issuing of building permits to property owners. Owners should carefully consider the liabilities and responsibilities they will be accepting under the HCRBA Contractor Licensing and Building Code Regulations.

By signing this document, the property owner understands and accepts the following:

1. It is the responsibility of the building permit applicant to ensure all subcontractors hold at a minimum a current Type "D" license approved by the HCRBA, with the exception of State Licensed Electricians, Plumbers, and Manufactured Home Set persons.
Failure to do this may result in the issuing of a Stop Work Order.

Please note: The Town of La Veta requires state licensed contractors to register with the Town before performing any work.

2. It is imperative that owners ascertain subcontractors have the required insurance in place to protect their investment. Please contact your insurance agent for guidance with this very important subject matter.
3. The property owner acting as a Permit Applicant is responsible for correcting all code deviations as required, including the work done by subcontractors.
4. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

KAREN Collins Milkaps
Property Owner(s) Name (please print)

Karen Milkaps
Property Owner(s) Signature

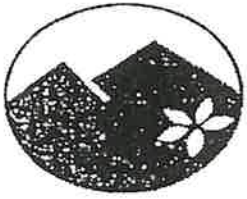
3/15/2023
Date

Building Inspectors: File original form with project file. A copy should be provided to the property owner.

Acct 1188
PIN: 1234

Dear

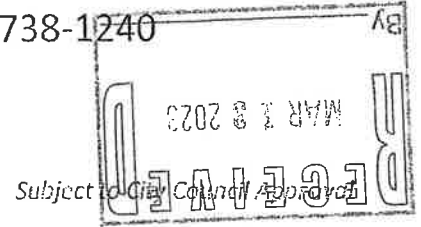
Item 6c.



City of Walsenburg

525 S Albert Ave
Walsenburg, CO 81089
719-738-1240

Water Haul Application



Date	3/13/2022			
Business Name		City	State	Zip
Billing Address	P.O. Box 1146	Walsenburg	CO	81089
Physical Address	Lot 187 Rio Cucharas	Walsenburg	CO	81089
Business Phone #		Email		
Main Contact Person	KAREN Millsaps	Phone #	936-288-4508	Driver Lic # 10280891 TX

*Destination of Water Lot 187 Rio Cucharas Walsenburg

*must be within 10 miles of Walsenburg 81089

INTENDED USE			
Domestic	<input checked="" type="checkbox"/>	Total gallons needed?	<u>500</u> 1000 3,000 limit per month
Commercial	<input type="checkbox"/>	Gallons needed per week?	<input type="text"/> 3,000 limit per month
Agriculture	<input type="checkbox"/>	How many weeks?	<input type="text"/> 3,000 limit per month
Livestock	<u>1 HORSE</u>	Water tank capacity?	<u>250</u> Gallons
Construction	<input type="checkbox"/>	Do you have another source of water?	<u>NO.</u>
Customer Comments _____			

NOTICE: The Customer hereby acknowledges that the City of Walsenburg is not, in any manner or form, liable to the Customer for failure to provide water. By signing this application the Customer agrees to abide by all rules and regulations as set forth by the City of Walsenburg, as to the use of water, and is aware that any misuse of water will cause immediate disconnection. Furthermore, the Customer agrees to hold harmless the City of Walsenburg for any and all damage claims, injuries, or demands which may arise out of sale, or hauling of water by the Customer.

Signature of Applicant Karen Millsaps Date 3/13/2023
Approved by [Signature] Date 3/14/2023
Employee position Acct



Dakota Campgrounds

George & Mikell Birrer
Managers/Owners

To Whom it may Concern,

Karen Millsaps has permission to use our RV dumpstation. If you have any questions please feel free to contact us.

Thanks,
Rhonda (Dakota Campground)
MGMT



JUST Architectural & Engineering, Inc.
924 Smith Ave
Trinidad, CO 81082
719-845-1566
719-845-0887 (Fax)

August 5, 2016

Jack & Karen Millsaps
10454 S. Williams Rd
Conroe, Texas 77303

RE: Design Proposal for House Foundation @ Lot 187, Unit 1, Rio Cucharas .

Dear Mr. & Mrs. Millsaps,

JUST Architectural & Engineering, Inc. (JUST A&E) is pleased to present this proposal for the design services associated with your proposed foundation. The scope of work and summary of costs are as outlined below:

SCOPE OF WORK

JUST A&E's effort will include the following items for the project:

- 1. Provide the structural drawings, respective details and notes for the proposed foundation.

Items not included in the above scope:

Geotechnical investigation or soils report. In lieu of a geotechnical report, JUST A&E will proceed with designing the foundation with the requirements as stipulated in the International Residential Code (IRC). By signing this contract, the Owner shall not hold JUST A&E responsible or liable for potential problems arising from swelling, collapsing or poor quality subgrade soils should the owner elect to not obtain a geotechnical investigation. If a geotechnical investigation is obtained, the Owner is responsible for that fee and JUST A&E will follow the requirements of the respective report for designing the foundation.

SUMMARY OF COSTS

The cost for performing the work described in the above scope:

Item 1) Foundation Plan & Details \$400.00

JUST A&E deliverables will be the stamped originals, 2 additional copies (11"x17" for originals and copies) and PDF's of the drawings.

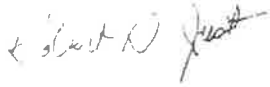
This is a not to exceed contract of \$400 for the above scope. If additional engineering is needed above and beyond this proposal due to changes requested by the client, the client will be billed at a rate of \$80.00/hr.

If the foregoing is satisfactory to you, please sign and return one copy of this contract for our files.

Payment will be due and payable upon the completion plans.
If you have any questions, please do not hesitate to call me. Once we have a signed contract, JUST A&E will commence work in approximately 2 weeks.

Sincerely,
JUST Architectural & Engineering, Inc.

APPROVED and ACCEPTED this
5th Day of AUG. 2016.

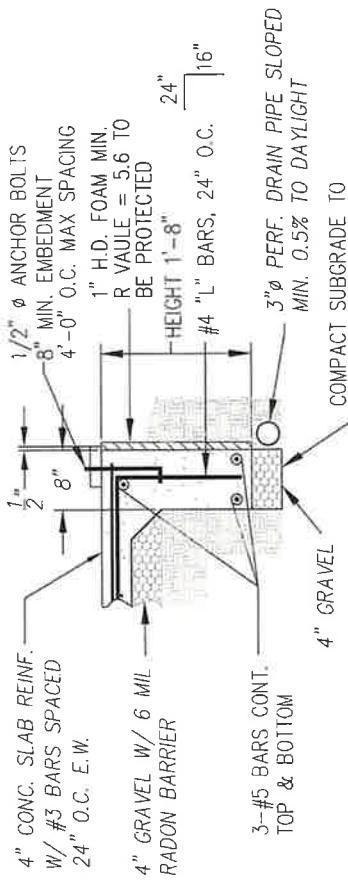


Robert D. Just, P.E.

By: 

For: _____

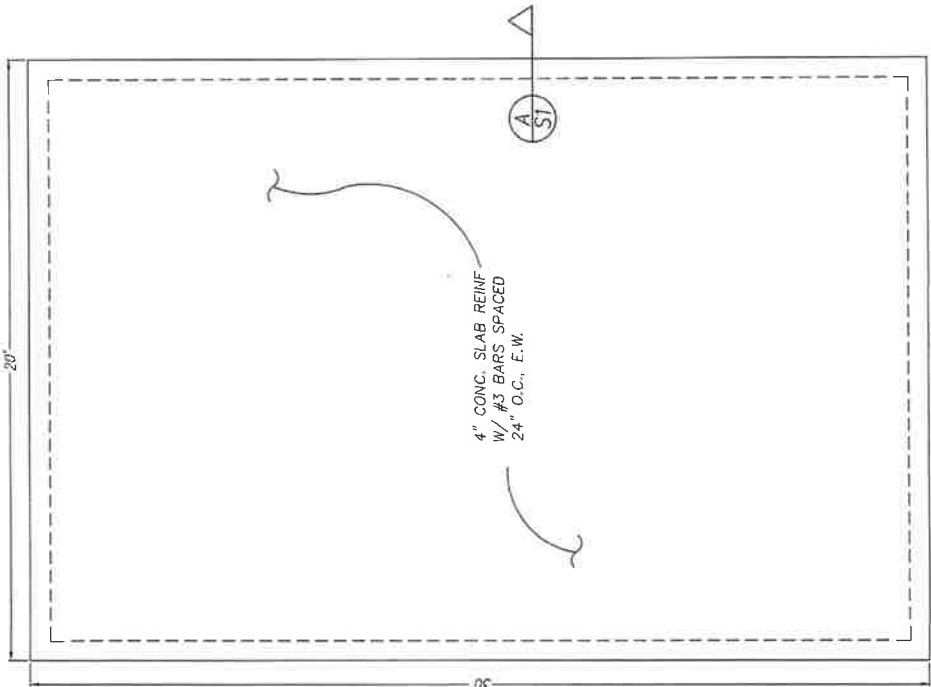
PROPOSED HOUSE 10187 HURFFANO COUNTY JACK & KAREN WILSTARS		AUG. 5, 2016 JAS. SHOWN
FOUNDATION PLAN SCALE 1/4" = 1'-0"		S1
JLSF Architectural & Engineering Inc. Robert D. Jost, P.E. 719-845-1566		



A
S1
TYPICAL STEM WALL/ FOOTER
SCALE = 3/4" = 1'

STRUCTURAL NOTES:

- DESIGN LOADS:
 - CODE: IRC, 2009 EDITION
 - LIVE LOADS USED IN THE DESIGN: ROOF--40 P.S.F., FLOOR--40 P.S.F.
- CONCRETE
 - CONCRETE SHALL DEVELOP A MIN. 3,000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS
- REINFORCING STEEL:
 - REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS IN ACCORDANCE WITH THE LATEST A.S.T.M. SPECIFICATIONS.
 - IF NEEDED, SPLICE BARS 2'-0" MIN. AND MAKE ALL BARS CONT. AROUND CORNERS
 - REINFORCING PROTECTION
 - CONCRETE POURED AGAINST EARTH SHALL HAVE 3 INCH MINIMUM CLEARANCE
 - CONCRETE POURED IN FORMS BUT EXPOSED TO EARTH SHALL HAVE 1 1/2 INCH MINIMUM CLEARANCE
 - INSTALL CONCRETE ENCASED ELECTRODE (20' LONG #4 BAR) NEAR POWER CENTER.
- THE PLAN VIEW DIMENSIONS SHOWN WERE OBTAINED FROM THE OWNER'S CONSTRUCTION DRAWING; THEREFORE THE ENGINEER IS NOT LIABLE FOR THE DIMENSIONS SHOWN. THE OWNER SHOULD VERIFY BEFORE AND AFTER FIELD STAKING THE DIMENSIONS SHOWN.
- THE FOUNDATION IS DESIGNED PER THE 2009 IRC FOR SHALLOW FROST PROTECTED FOOTERS WHICH REQUIRES THE STRUCTURE BE HEATED TO A MONTHLY MIN. MEAN TEMPERATURE OF 64°. THE ENGINEER IS NOT RESPONSIBLE FOR PROBLEMS ARISING FROM PERMA-FROST (SWELLING OR SETTLING) CONDITIONS IF THIS TEMPERATURE IS NOT MAINTAINED.
- THE OWNER ELECTED TO NOT OBTAIN A GEOTECHNICAL INVESTIGATION AND FOUNDATION REPORT. THE ENGINEER ASSUMED AN ALLOWABLE SOIL BEARING OF 1,500 PSF FOR THIS PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR PROBLEMS ARISING FROM SWELLING, COLLAPSING OR POOR QUALITY SUBGRADE SOILS. THE ENGINEER SHOULD BE CONTACTED IF THESE CONDITIONS ARE EVIDENT DURING THE FOUNDATION CONSTRUCTION.
- ALL SUBGRADE SOILS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY PRIOR TO ANY FOUNDATION CONSTRUCTION.
- CONTRACTOR/ OWNER TO INSTALL A PASSIVE RADON PREVENTION SYSTEM PER THE 2009 IRC.



FOUNDATION PLAN
SCALE 1/4" = 1'

1-800-922-1987
 1-800-922-1987
 1-800-922-1987

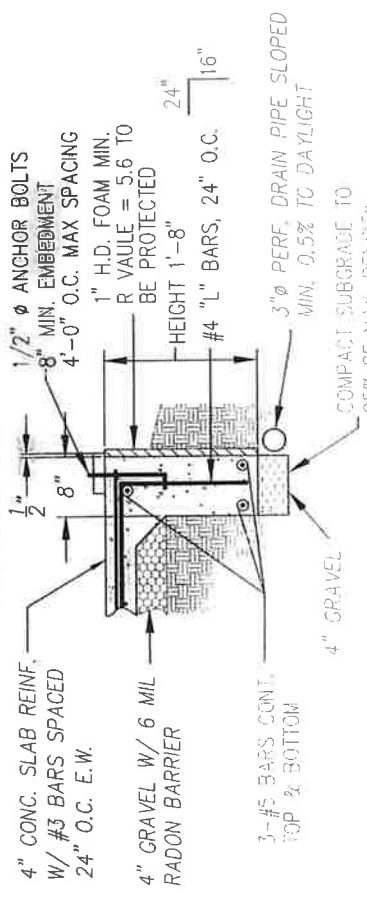
NO.	DATE	DESCRIPTION

ALFA Architectural & Engineering Inc.
 Robert R. Juhl, P.E.
 719-845-1966

FOUNDATION PLAN
 PROPOSED HOUSE
 UNIT 1 RIO CUCARAS
 HURFANO COUNTY
 JACK & KAREN WILLIAMS

DATE	NO.	DESCRIPTION

Item 6c.

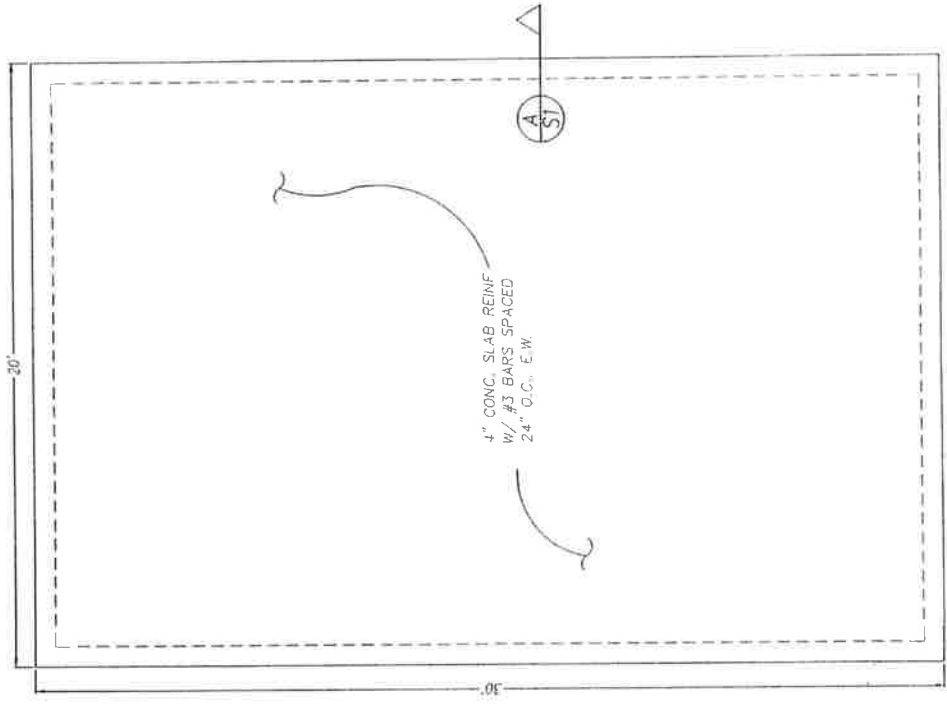


A
 S1
 TYPICAL STEM WALL/FOOTER
 SCALE = 3/4" = 1'

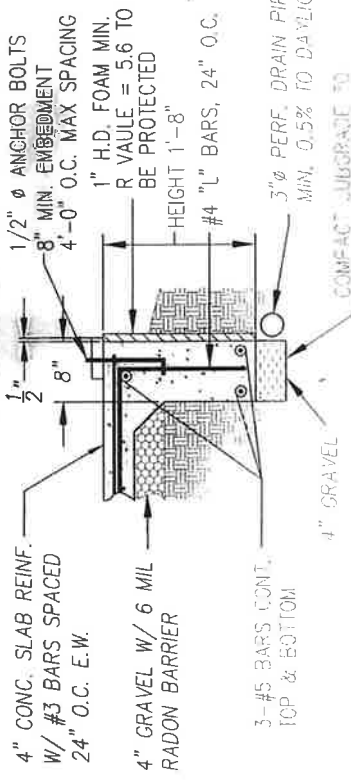


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 - REINFORCING PROTECTION
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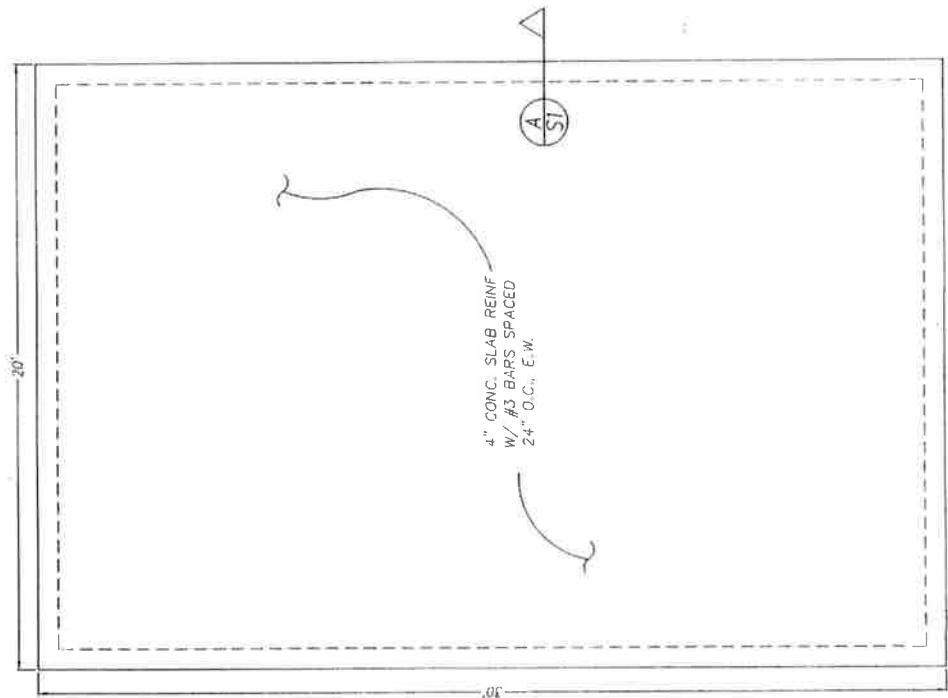
FOUNDATION PLAN
 SCALE 1/4" = 1'



A
S1
SCALE = 3/4"=1'

STRUCTURAL NOTES:

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 - (a) CODE: IRC, 2009 EDITION
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FOUNDATION PLAN
SCALE 1/4"=1'

September 28, 2023

Valeria Enciso
J & O Roofing and Exteriors
603 N. Santa Fe
Pueblo, CO 81001

Re: 62 Britton Trail, Cuchara, CO

Ms. Enciso:

As you know, we are working with you to improve a foundation for a covered porch that you worked on in the Cuchara, at 62 Britton Trail. We understand that the foundation cast at this location was shallow, and the site is adjacent to a stream, with rock, and water if you dig to any depth. It may have seemed, at the time, that you encountered solid rock, but it is apparent that it was a rock shelf, with soil underneath. This is the most likely reason for season frost heave, even if you placed that footing initially on what seemed to be solid rock.

Huerfano County recommends a frost-resistant depth of 49-inches due to the altitude and location here, and we concur with this depth, given the location. It may be difficult to achieve this depth either safely or easily, but we can provide a number of alternatives to get there, so that we can work the equipment and staff who can do the work.

We need a drawing, or we ourselves can make a site visit to the site to take measurements of the deck and roof, so that we can make a determination or estimate of the amount of weight or the bearing load that each footing, pier, or foundation element needs to resist. At that time, we can complete a design.

Thank you,



A circular professional engineer seal for Derek Lee Dippon, Colorado License 0051004. The seal includes the text "COLORADO LICENSED PROFESSIONAL ENGINEER" and "DEREK LEE DIPPON". A handwritten signature is written over the seal, and the date "9-28-23" is written below it.

Derek L. Dippon, P.E.

Structural Engineer

derekd@3rocksendeering.com

719.430.5333

Item 7b.

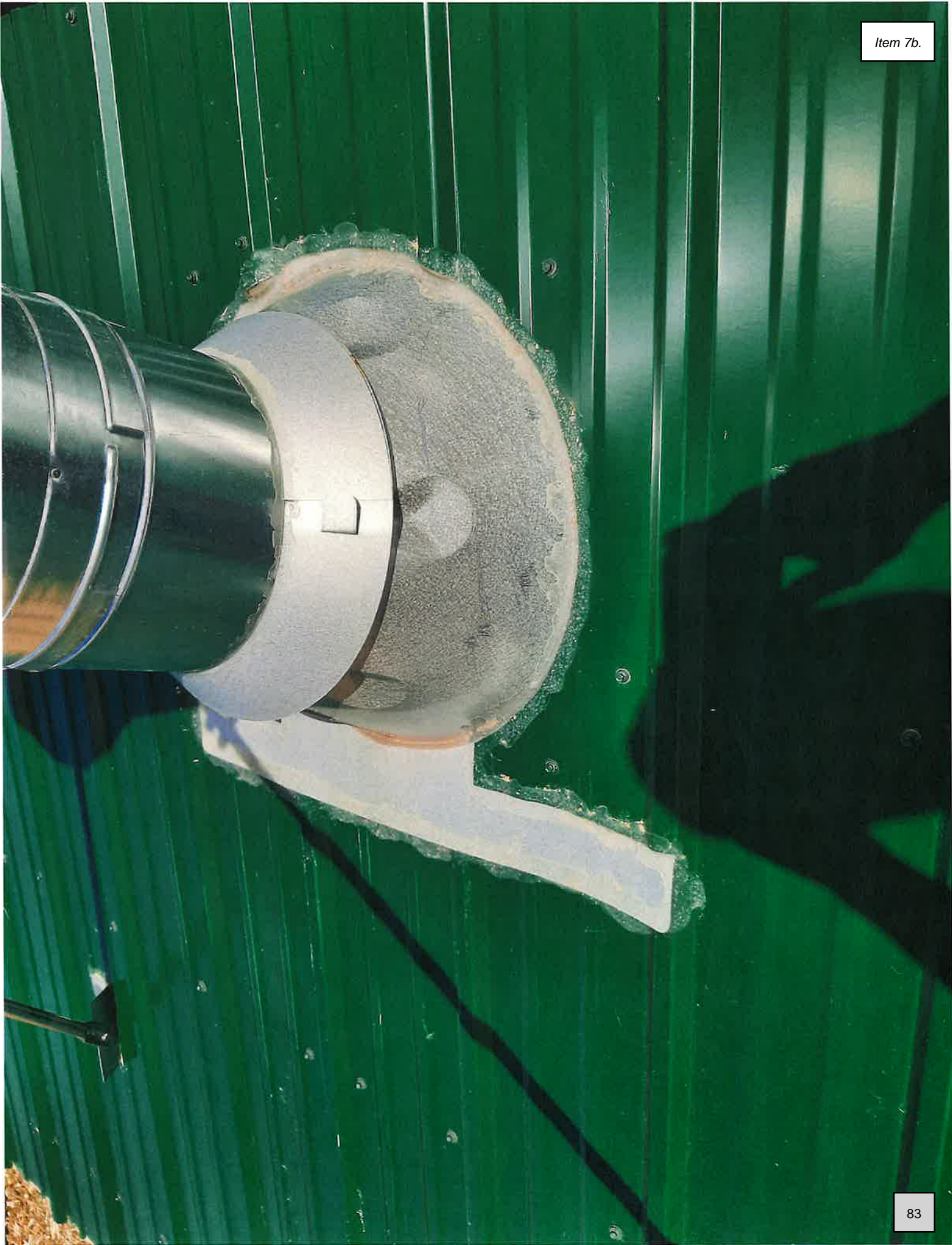




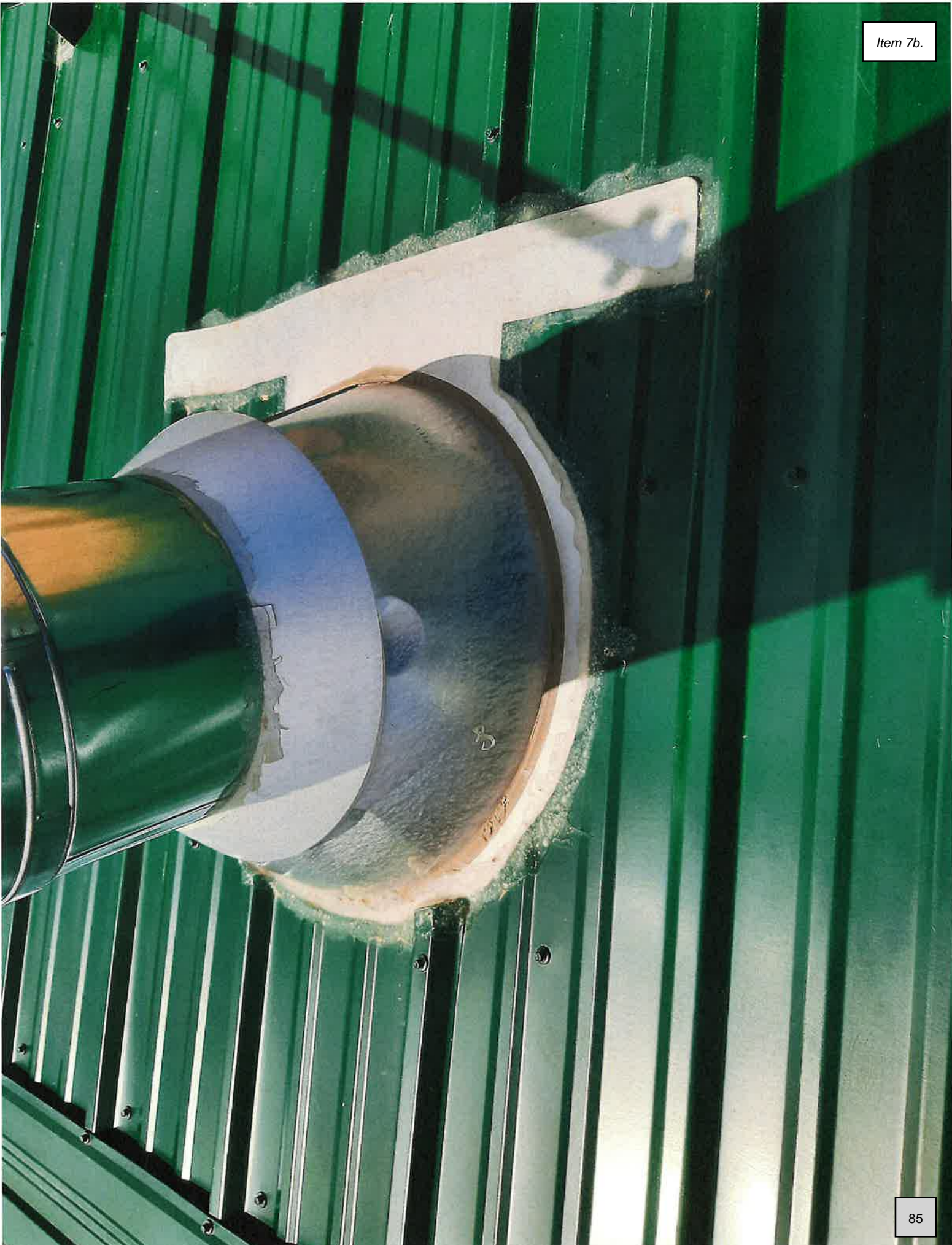


Item 7b.



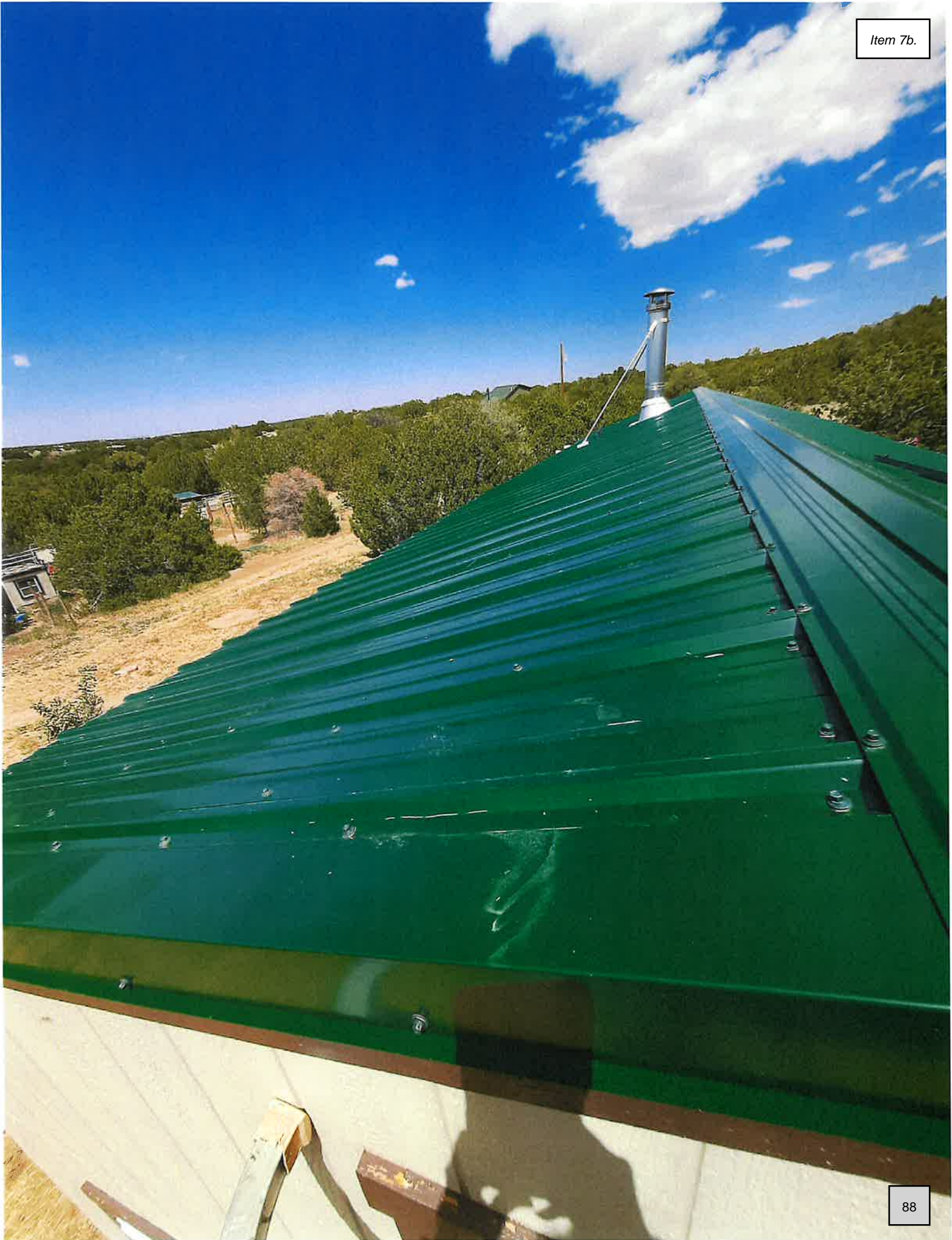












Item 7b.



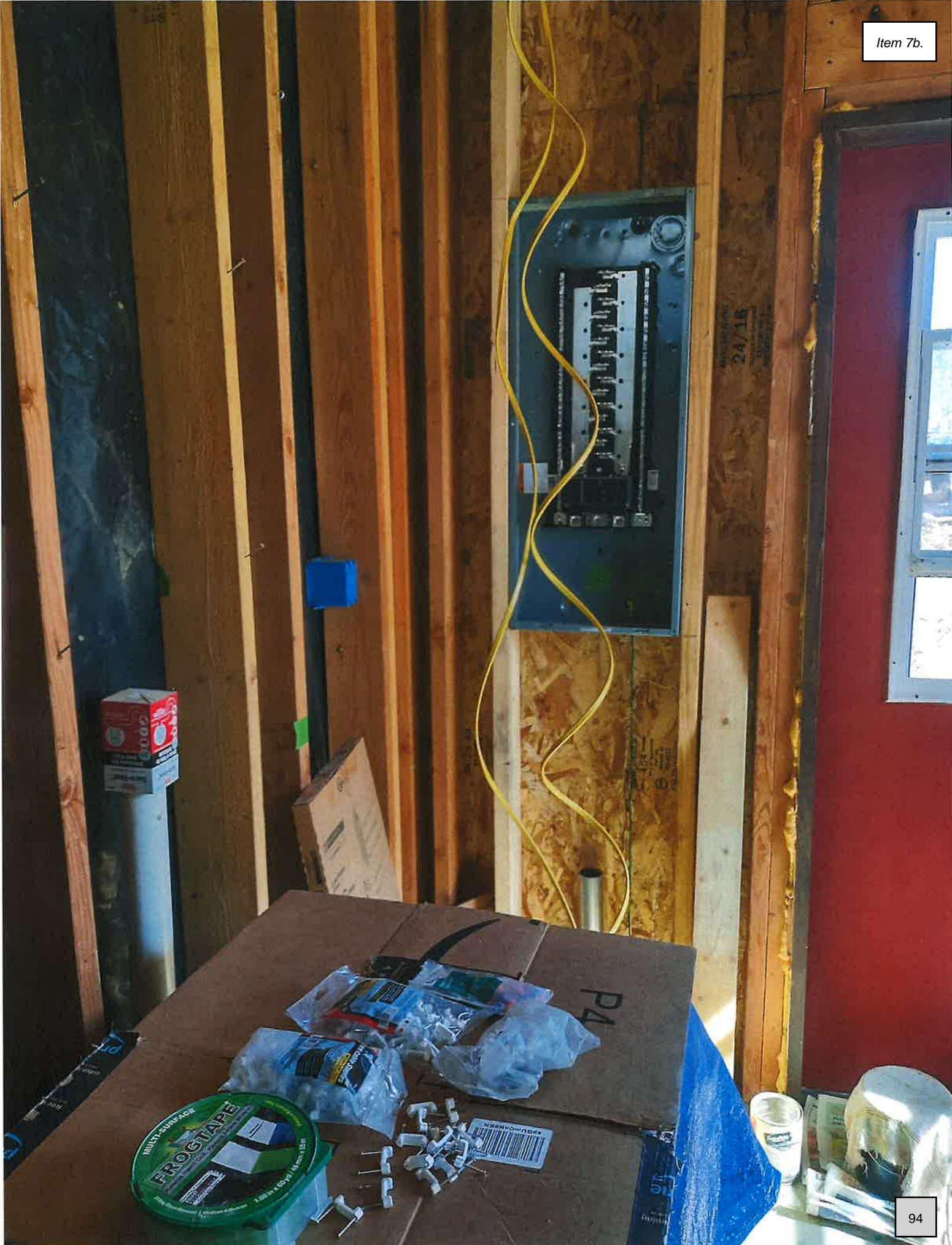








Item 7b.



Item 7b.







3:03 PM

Item 7c.



PLACE
Walsenburg, Huerfano Co



COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: 986329 **Date Inspected:** 10-OCT-23

Permit Holder: KEITH PARSONS
1606 SHAYMUS CT WALSENBURG, CO 81089

Phone: 2056412633 **Fax:**
Email: keithparsons1@aol.com

Site: 1606 SHAYMUS CT Walsenburg County: Huerfano
Owner: KEITH PARSONS
KEITH PARSONS **Phone: 2056412633**

Status: PARTIAL **Trim Permit:** N
Inspection Type: Rough In
Construction Type: NEW **Building Type:** RESIDENTIAL

Inspector: Luke Hanson 303-869-3475

Corrections:
Comments: Slab OK to pour Conduits just exiting out of foundation wall at time of inspection, UFER ground OK

September 27, 2023

To Whom It May Concern:

The purpose of this letter to provide additional information related to the disputes that have recently been filed. All disputes are related to Timberline Custom Builders, owned and operated by Shawn Moyers.

In August of 2022, we began working with Mr. Moyers to complete renovations and additions on a house in Colorado.

Due to the scope of the work and the evolving nature of the renovations, Timberline eventually provided five separate invoices to us, and each invoice pertained to separate aspects of the job as a whole. These invoices also provide information on payments we made to Timberline. In addition, I have provided a spreadsheet along with each invoice. Please review the spreadsheets for additional information pertaining to the status and/or completion of each aspect of the job.

In total, Timberline invoiced us for \$361,825.01. We estimate the work they completed to be \$199,862.14. We have paid them a total of \$311,562.37. Of that, we have disputed \$41,669.27 of these payments. Please see chart below:

<u>TOTAL INVOICED</u>	<u>ESTIMATED WORK COMPLETED TOTAL</u>	<u>AMOUNT PAID TO DATE</u>	<u>DISPUTED AMOUNT TOTAL</u>
\$361,825.01	\$199,862.14	\$311,562.37	\$41,669.27

I have also provided copies of emails I received from Mr. Moyers, detailing the timelines and schedules he gave us for job completion.

I understand that in the construction industry, there are often unforeseen delays; however, at least some of the delays are the result of a lack of honesty and transparency by Mr. Moyers.

As an example of the dishonesty we experienced, part of this renovation project was to install a well at our property. Beginning in the fall of 2022, Mr. Moyers told me that the well is scheduled and should be completed by December 2022. Delays followed. Eventually, in the spring of 2023, Mr. Moyers told me that the individual he originally hired to do the job could not do it and that he had hired Andreatta's Well to do the job. Delays continued. Mr. Moyers told me Andreatta's was just waiting on a cistern for the well from Georgia to arrive, then he told me they were coming when they finished up a current job. Eventually, on 7/17/2023, I called Andreatta's myself to inquire about the schedule. I spoke with Hudson, who told me the company's records showed that they had spoken to Shawn in November 2022, but they had not heard from him since. They told me no payment was made, and no contract was signed. On July 19, 2023, Mr. Moyers went into the company and provided them a check for \$5,500 for a deposit, and only then were we put on the schedule.

I encountered a similar problem with the windows. I was told windows would be installed in early 2023. Eventually, I received word that the original window order fell through. On 6/27/2023, Mr. Moyers told me he had placed a new window order with Lowe's "Pro Guy" that morning, and the Pella windows he

ordered would be delivered in three to four weeks. On 7/17/2023, Shawn again told me windows were ordered from Lowe's. On 7/18/2023 I contacted Lowe's directly to inquire about the status of our order. I was told that the order was never placed because they did not have payment. When I asked Mr. Moyers if he placed the order, he stated that he placed the order on 7/3/2023, and paid via check. He sent me a copy of that order along with a picture of his check. I called Lowe's again, and spoke with sale rep Mark. Mark stated that Mr. Moyers was in the morning of 7/19/2023, and that he had attempted to place the order and pay via check, but they would not take the check – they accept cashier's checks or credit cards only for large amounts. Mr. Moyers never returned to Lowe's with payment. Instead, he went to Glass Force in Pueblo on 7/19/2023. He placed an order with Glass Force and provided a payment via check. I followed up with Glass Force on 7/24/2023 and was told payment was received and order was placed. On 8/28/2023 I called Glass Force again to inquire about schedule and was told the order was cancelled due to a returned check from Timberline due to insufficient funds.

Due to these problems, among others, we have discontinued any further relationship with Shawn Moyers and Timberline Custom Builders. I am happy to speak about other situations in which I have found Mr. Moyers to be undependable or untrustworthy. Due to space constraints, I have listed only a few examples here.

Mr. Moyers has proven to be untrustworthy in our business dealings with him. We have paid him a significant amount of money beyond the amount of work he has provided to us, which is why we are disputing the charges in question.

Please feel free to contact me on my cell at 480-200-9368 if additional information or documentation is needed.

Thank You,

A handwritten signature in black ink, appearing to read 'Suzanne Strickbine', written in a cursive style.

Suzanne Strickbine

INVOICE JOB INFO	INVOICE NUMBER	INVOICE DATE	INVOICE TOTAL	INVOICE LINE ITEMS	PROGRESS STATUS OF WORK	ESTIMATED VALUE OF WORK COMPLETED	PAYMENT DATE	PAYMENT AMOUNT
Roof - Metal Roof	212345	3/23/2023	\$ 31,564.09		DDC/L/PAID IN FULL		1/23/2024	11,675.64
					Hood Leaking	Submitted Dispute 9/18/23	3/20/2023	15,782.05
							5/30/2023	3,156.40
TOTAL PAID AS OF 8/24/23								\$ 31,564.09

**Service Address**

5725 County Rd 360
La Veta, CO 81055

Bill To

Susie Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo, CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days

Invoice # 21-2346

Date 01/23/2023

Business / Tax # 833615005

Description	Total
-------------	-------

Metal roof materials and labor	\$36,764.09
--------------------------------	-------------

Non-discounted retail pricing for: 1" field lock panel 26 gauge metallic coated steel in standard colors width to 21 3/4". Quantity includes typical waste overage, material for repair and local delivery. Color will be copper penny

*Roof leaking @
north entrance*

Subtotal	\$36,764.09
-----------------	--------------------

Discount	\$5,200.00
-----------------	-------------------

Total	\$31,564.09
--------------	--------------------

Payment Summary

01/23/2023 - Credit Card or PayPal	\$12,625.64
------------------------------------	-------------

03/20/2023 - Credit Card or PayPal	\$15,782.05
------------------------------------	-------------

05/30/2023 - Credit Card or PayPal	\$3,156.40
------------------------------------	------------

Paid Total	\$31,564.09
-------------------	--------------------

Remaining Amount	\$0.00
-------------------------	---------------

Payment Schedule

Deposit (40%)	\$12,625.64
1st Payment (50%)	\$15,782.05
2nd Payment (10%)	\$3,156.40

INVOICE JOB ITEM	INVOICE PREPARED	INVOICE DATE	INVOICE TOTAL	INVOICE LIST ITEMS	NOTES ON STATUS OF WORK	ESTIMATED VALUE OF WORK COMPLETED	PAYMENT DATE	PAYMENT AMOUNT
Work Order - Bathroom/Laundry 2-1-2023	21-2308	01/27/2023	\$ 2,300,533.95		ORIGINAL INVOICE FOR MAIN HOUSE - BATHROOM/LAUNDRY ADDITIONS REQUEST REVISIT JANUARY 2023 TO INCLUDE INSULATION AND FACIA REPLACEMENT			
Permit Fees			\$ 3,415.50		DONE	\$ 3,415.50		
Dig and Pour New Footers			\$ 3,172.50		DONE	\$ 3,172.50		
Frame Addition			\$ 14,299.20		DONE UNDERSTAND VENDOR HAS NOT BEEN PAID FOR THIS	\$ 14,299.20		
Plumbing			\$ 24,637.50		ONLY ROUGH IN DONE PAID OUT OF POCKET FOR ALL FIXTURES SHAWN AGREED TO REMOVE LUTULU COSTS FROM THE INVOICE BUT HAS NOT DONE SO YET	\$ 8,000.00		
Electric			\$ 26,811.00		ONLY ROUGH IN DONE PAID OUT OF POCKET FOR ALL FIXTURES SHAWN AGREED TO REMOVE LUTULU COSTS FROM THE INVOICE BUT HAS NOT DONE SO YET	\$ 8,000.00		
Drywall			\$ 21,262.50		DONE	\$ 21,262.50		
Paint			\$ 7,728.75		DONE	\$ 7,728.75		
Doors			\$ 4,556.75		ONLY COMPLETED RE FINISHING OF SOME OF THE OLD DOORS NO DOORS HUNG	\$ 1,500.00		
Rock Exterior			\$ 11,541.15		ONLY SMALL AMOUNT DONE AT BASE. MAYBE 10%	\$ 2,000.00		
Handrail to code			\$ 2,598.75		GRANDATHERED IN PER SHAWN DOORS NOT NEEDED TO BE REPLACED NEEDS TO BE REMOVED FROM INVOICE			
Floors			\$ 5,778.00		NO WORK DONE			
Gallery Well			\$ 26,325.00		NO WORK DONE DEPOSIT TO ANDRI LATTAS WHEN EVENTUALLY MADE TOLD ME THIS WAS IN PROGRESS SEVERAL TIMES SINCE DEC 2022 EVENTUALLY REALIZED HE NEVER PLACED AN ORDER FOR THE JOB WITH ANDRI LATTAS UNTIL CONTACTED THE M COMPANY	\$ 5,500.00		
Septic			\$ 20,772.45		NO WORK DONE ENGINEERING PLAN COMPLETED	\$ 2,700.00		
Engineer Plans Original House			\$ 3,982.50		NOT SURE WHETHER THIS WAS ACTUALLY DONE ENGINEERING PLANS REQUESTED BUT NEVER RECEIVED			
Engineer Site Visit			\$ 1,447.50		NOT SURE WHETHER THIS WAS ACTUALLY DONE ENGINEERING PLANS REQUESTED BUT NEVER RECEIVED			
HVAC			\$ 25,054.05		NO WORK DONE TOLD ME THEY WERE ORDERED SEVERAL TIMES			
Cabinets			\$ 4,725.00		KITCHEN CABINETS ONLY PARTIALLY DONE NO BATHROOM CABINETS	\$ 2,500.00		
Windows			\$ 8,808.75		NO WORK DONE TOLD ME THIS WAS IN PROGRESS SEVERAL TIMES SINCE DEC 2022 EVENTUALLY REALIZED HE NEVER PLACED AN ORDER FOR THE JOB SHAWN PROVIDED ME WITH FALSE DOCUMENTATION OF PAYMENT FOR WINDOWS WITH TWO SEPARATE INVOICES			
Insulation - ADDED TO INVOICE JAN 2023			\$ 10,425.00		THIS WAS A CHANGE ORDER TO THE ORIGINAL INVOICE NO INSULATION ON AT LEAST SOME EXTERIOR WALLS	\$ 4,000.00		

EST. AMOUNT TO BE PAID	DATE	ESTIMATED VALUE OF COMPLETED WORK	AMOUNT PAID AS OF 8/24/23	DATE	AMOUNT PAID AS OF 8/24/23
				8/11/2022	\$ 11,661.70
				10/11/2022	\$ 3,749.54
				11/14/2022	\$ 17,329.36
				11/29/2022	\$ 17,997.02
				1/11/2023	\$ 17,329.36
				3/11/2023	\$ 17,329.36
				4/6/2023	\$ 12,997.02
				4/28/2023	\$ 14,997.02
				5/11/2023	\$ 17,329.36
				6/14/2023	\$ 6,468.51
				6/28/2023	\$ 5,015.47
				TOTAL PAID AS OF 8/24/23	\$ 191,706.03

EST. AMOUNT TO BE PAID: 1,450.00

ESTIMATED VALUE OF COMPLETED WORK: 87,859.45

TOTAL AS OF 8/24/23: 191,706.03

AMOUNT PAID AS OF 8/24/23: 191,706.03

Submitted Dispute 9/18/23

Submitted Dispute 9/18/23

Submitted Dispute 9/18/23

Change Order #1

Change Total: \$13,905.00

Sign Change Order

Scroll down to see the Change Order details beneath the Invoice

More Actions

INVOICE

Timberline Custom Builders Payment Terms
 5 Days
 Invoice # 21-2308
 Phone: (719) 470-3879 (tel: (719) 470-3879)
 Fax: (719) 696-4048 (tel: (719) 696-4048)
 Email: timberlinecustombuilders@gmail.com
 (mailto:timberlinecustombuilders@gmail.com)
 Web: www.timberlinecustombuilders.com
 (//www.timberlinecustombuilders.com)

Description	Total
Permit	\$3,415.50
Permit fees and cost to facilitate	
Dig and pour new footers	\$3,172.50
24x16x16 footers material and labor	
Frame addition	\$14,299.20
Frame addition 24x16 attached to existing hose 2 stoies with laundry and bath in downstairs and bath upstairs possible closet or study Includes materials and labor roof metal not included it is in roof bid	
Plumbing	\$24,637.50
Plumbing bid to supply/install new plumbing including fixtures throughout entire house	

Done

Done

Done - Vendor not paid?

Only rough-in done. I personally purchased all fixtures.

Electric	\$26,811.00	
Electrical estimate includes materials switches, outlets covers		<i>Only rough-in done</i>
Drywall walls and ceilings	\$21,262.50	
Basic materials and labor to hang drywall with favorable site conditions. Layout, fabricate and fit drywall sheets. With up to 1 cutout per 100 SF. Secure to framing per manufacturer specifications. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.		<i>Done</i>
INTERIOR PAINTING MATERIALS	\$7,728.75	
Interior painting ceiling and walls 3 tone		<i>Done</i>
Doors	\$4,556.25	
To install all doors		<i>NO</i>
River rock to exterior	\$11,541.15	
To find river rock on property and install to exterior of house		<i>Only 2 to 3 feet from ground done. Maybe 10%?</i>
Handrail to code	\$2,598.75	
Remove handrail and bring it to code		<i>NO</i>
Flooring	\$5,778.00	
Refinish all original floors		<i>NO</i>
Install well and all plumbing	\$26,325.00	
Install well		<i>NO</i>
Install septic	\$20,772.45	
Install septic		<i>NO</i>
Engineer plans	\$3,982.50	
Engineer to stamp and approve plans		<i>This has been requested several times. Never sent.</i>
Engineer site visit and analysis	\$1,147.50	
		<i>? Cannot get stamped plans. Did this take place?</i>

Have engineer visit site and draw up fix for shoring up wall that's creaked

HVAC \$25,054.65

NO

New furnace with all ducting includes air conditioning

Just furnace -\$5680

Baseboard would cost \$13599

Cabinets \$4,725.00

Only kitchen cabinets partially done. No bathroom.

Cabinets and vanities supply materials and install

Windows \$8,808.75

NO

Windows includes trim outside

Subtotal \$216,616.95

Total \$216,616.95

Payment \$5,415.42

Payment Schedule

Deposit (10%)	\$21,661.70
2nd Payment (15%)	\$32,492.54
3rd Payment (8%)	\$17,329.36
4th Payment (8%)	\$17,329.36
5th Payment (6%)	\$12,997.02
6th Payment (8%)	\$17,329.36
7th Payment (8%)	\$17,329.36
8th Payment (6%)	\$12,997.02
9th Payment (6%)	\$12,997.02
10th Payment (8%)	\$17,329.36
Payment (3%)	\$6,498.51
Payment (2.5%)	\$5,415.42
Payment (2.5%)	\$5,415.42
Payment (3%)	\$6,498.51

Final Payment (6%)	\$12,996.99
Change Order 1	\$13,905.00

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

_____ Timberline Custom Builders LLC	_____ Steve Strickbine
--	---------------------------

Change Order #1 03/08/2023

This Change Order modifies and amends the provisions of Invoice #21-2308 between Timberline Custom Builders and Steve Strickbine.

Description	Total
Spray Foam Insulation	\$10,125.00
Spray foam Insulation on all exterior walls in existing house and additions. Also includes blow in insulation in ceilings	
New Facia on all existing house	\$3,780.00
Replace all facia and paint 400 liner ft.	

NO - only partially done

DONE

Subtotal	\$13,905.00
Total	\$13,905.00

Steve Strickbine

Overall Summary

Subtotal	\$216,616.95
Change Order 1	\$13,905.00

Change Order	
Subtotal	\$13,905.00
<hr/>	
Total	\$230,521.95

Payment Summary

08/27/2022 - Credit Card or PayPal	\$21,661.70
11/09/2022 - Check #8863	\$32,492.54
11/15/2022 - Credit Card or PayPal	\$17,329.36
11/25/2022 - Credit Card or PayPal	\$17,329.36
12/12/2022 - Credit Card or PayPal	\$12,997.02
01/01/2023 - Credit Card or PayPal	\$17,329.36
03/11/2023 - Credit Card or PayPal	\$17,329.36
04/06/2023 - Credit Card or PayPal	\$12,997.02
04/28/2023 - Credit Card or PayPal	\$12,997.02
05/31/2023 - Credit Card or PayPal	\$17,329.36
06/15/2023 - Credit Card or PayPal	\$6,498.51
08/24/2023 - Credit Card or PayPal	\$5,415.42
<hr/>	
Paid Total	\$191,706.03
<hr/>	
Remaining Amount	\$38,815.92

INVOICE JOB ITEM	INVOICE NUMBER	INVOICE DATE	INVOICE TOTAL	REFERENCE LINE ITEMS	NOTES ON STATUS OF WORK	ESTIMATED VALUE OF WORK COMPLETED	PAYMENT DATE	PAYMENT AMOUNT
Sunroom Addition	21-2350	2/13/2023	61797.24	1577 89 DONE 3020 70 DONE 12953 29 DONE	VENDOR MAY NOT HAVE BEEN PAID	\$ 1,677.89 \$ 3,070.70 \$ 12,953.29		
Concrete Deck Beams Framing Flooring Drywall Windows Doors and Trim Electric				4832 31 NO WORK DONE 3619 91 DONE 4899 43 NO WORK DONE 1543 66 NO WORK DONE 5167 85 ONLY ROUGH IN DOOR PAID OUT OF POCKET FOR ALL FIXTURES		\$ 3,619.91 \$ 1,500.00 \$ 3,288.66 \$ 1,413.45 \$ 5,704.82 \$ 1,140.96 \$ 6,980.01		
South Deck Framing South Deck Concrete Piers South Deck Decking South Deck Handrail Labor				3288 68 DONE 1413 45 DONE 5704 82 BEH 1140 96 DONE 6980 01 NO WORK DONE 3422 80 NO WORK DONE 8758 57 ESTIMATE AT 30%		\$ 2,671.57 \$ 43,926.76	2/3/2023 2/28/2023 4/8/2023 5/10/2023	\$ 18,539.17 \$ 15,449.31 \$ 12,359.84 \$ 9,269.58 \$ 55,617.50
ESTIMATED VALUE OF COMPLETED WORK						\$ 43,926.76		
TOTAL AS OF 8/24/23						\$ 55,617.50		
AMOUNT PAID AS OF 8/24/23						Submitted Dispute 9/18/23		
TOTAL PAID AS OF 8/24/23								



Service Address

5725 County Rd 360
La Veta, CO 81055

Bill To

Susie Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo, CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms	5 Days
Invoice #	21-2350
Date	02/03/2023
Business / Tax #	833615005

Description	Total
--------------------	--------------

Sunroom Concrete piers		\$1,677.89
Dig holes for concrete piers and pour labor and materials	<i>DONE</i>	
Beams		\$3,020.20
3x8x24rough cut	<i>DONE</i>	
Sunroom FRAMING MATERIALS	<i>DONE -</i>	\$12,953.29
lumber package for flooring, walls and roof Does not include metal roofing	<i>HAS VENDOR BEEN PAID?</i>	
FLOORING		\$4,832.31
LVP THROUGHOUT sunroom	<i>NO</i>	
Sunroom Drywall		\$3,619.91
1/2" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws. Tape all joints and texture. Texture priced is a knock down type.	<i>DONE</i>	
Windows		\$4,899.43
Supply and install all new single hung 4/0 x 4/0 window throughout	<i>NO</i>	
Doors and trim		\$1,543.66
New door and hardware	<i>NO</i>	

Electric	<i>ROUGH IN ONLY DONE</i>	\$5,167.89
Electrical estimate includes materials switches, outlets		
Interior paint	<i>DONE</i>	\$3,288.66
Paint all walls, trim, baseboard, doors and ceilings to owner specs		
Batt Insulation	<i>DONE</i>	\$1,413.45
Non-discounted retail pricing for: R21 15" x 40' roll for friction fit installation between common framing. R 3.4 per inch of thickness. Quantity includes typical waste overage, material for repair and local delivery.		
South Deck framing materials	<i>DONE NO STAIRS?</i>	\$5,704.82
Build new 12' x 24' deck out of 2x6 pressure treated lumber		
South deck Concrete piers	<i>DONE</i>	\$1,140.96
Dig holes for concrete piers and pour labor and materials		
South deck Composite Decking Materials	<i>DONE</i>	\$6,980.01
Basic synthetic decking with favorable site conditions. Layout and install 6 in wide synthetic decking on existing deck framing. Fabricate decking and secure with corrosion resistant, flush mount decking screws. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.		
South deck Handrail	<i>NO</i>	\$3,422.89
To supply and install handrail down steps and around deck. Material and Labor This is for old school handrail all lumber we can upgrade from there		
Labor	<i>30% DONE?</i>	\$8,758.57
Basic labor to build sunroom addition with favorable site conditions. Assemble structure. Install on base supports. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.		

Subtotal	\$68,423.94
Discount	\$6,626.72
Total	\$61,797.22
5th Payment	\$6,179.72

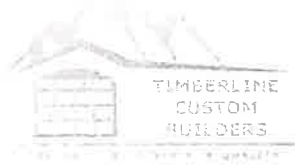
Payment Summary

02/03/2023 - Credit Card or PayPal	\$18,539.17
02/20/2023 - Credit Card or PayPal	\$15,449.31
05/08/2023 - Credit Card or PayPal	\$12,359.44
05/30/2023 - Credit Card or PayPal	\$9,269.58
Paid Total	\$55,617.50
Remaining Amount	\$6,179.72

Payment Schedule

Deposit (30%)	\$18,539.17
2nd Payment (25%)	\$15,449.31
3rd Payment (20%)	\$12,359.44
4th Payment (15%)	\$9,269.58
5th Payment (10%)	\$6,179.72

INVOICE JOB ITEM	INVOICE NUMBER	INVOICE DATE	INVOICE TOTAL	INVOICE LINE ITEMS	NOTES ON STATUS OF WORK	ESTIMATED VALUE OF WORK COMPLETED	PAYMENT DATE	PAYMENT AMOUNT
Back Porch Deck	21-2265	1/21/2023	\$ 78,354.95					
Deck Framing				\$ 6,537.70	DOHH	\$ 6,537.70		
Concrete Piers				\$ 7,047.02	DOHH	\$ 7,047.02		
Composite Decking				\$ 4,899.43	DOHH	\$ 4,899.43		
Handrail				\$ 2,328.91	NO WORK DONE	\$ -		
Porch Roofing				\$ 4,280.63	DOHH	\$ 4,280.63		
Wrap around extension framing				\$ 4,295.39	DOHH	\$ 4,295.39		
Composite Decking wrap around				\$ 4,865.87	DOHH	\$ 4,865.87		
ESTIMATED VALUE OF COMPLETED WORK						\$ 26,926.04		
TOTAL AS OF 7/17/23						\$ 23,047.95		
AMOUNT PAID AS OF 7/17/23								
							2/8/2024	\$ 10,243.53
							3/6/2024	\$ 7,682.05
							3/28/2023	\$ 5,121.77
TOTAL PAID AS OF 7/17/23								\$ 23,047.95



Service Address

5725 County Rd 360
La Veta, CO 81055

Prepared For

Susie Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Estimate # 21-2265
Date 12/27/2022
Business / Tax # 833615005

Description	Total
Deck framing materials Build new 8'x26' front deck out of 2x6 pressure treated lumber	<i>DONE</i> \$5,637.70
Concrete piers Dig holes for concrete piers and pour labor and materials	<i>DONE</i> \$2,047.02
Composite Decking Basic synthetic decking with favorable site conditions. Layout and install 6 in wide synthetic decking on existing deck framing. Fabricate decking and secure with corrosion resistant, flush mount decking screws. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	<i>DONE</i> \$4,899.43
Handrail Handrail to be old school type unless otherwise suggested	<i>NO</i> \$2,328.91
Porch Roofing Porch roof over deck with pillars Does not include metal roofing	<i>DONE</i> \$4,280.63
Wrap around extension framing All framing material 6x6 post and all pressure treated framing 2x8x12 Frame will be 25'x12'	<i>DONE</i> \$4,295.39

Composite decking wrap around \$4,865.87

Basic synthetic decking with favorable site conditions. Layout and install 6 in wide synthetic decking on existing deck framing. Fabricate decking and secure with corrosion resistant, flush mount decking screws. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Subtotal \$28,354.95

Discount \$2,746.12

Total **\$25,608.83**

Payment Schedule

Deposit (40%)	\$10,243.53
2nd Payment (30%)	\$7,682.65
3rd Payment (20%)	\$5,121.77
4th Payment (10%)	\$2,560.88

MONTHLY JOBBILLS	INVOICE NUMBER	INVOICE DATE	INVOICE TOTAL	INVOICE TYPE/REMARKS	NOTES ON STATUS OF WORK	ESTIMATED VALUE OF WORK COMPLETED	PAYMENT DATE	PAYMENT AMOUNT	
Food - West side old and plywood and tarpaper	21-2291	7/29/2021	\$ 9,566.80		WORK/PAID IN FULL		7/29/2021	1,324.72	
							8/8/2022	6,794.40	
							11/11/2022	958.68	
TOTAL PAID AS OF 7/27/23									9,076.80



Service Address

5725 County Rd 360
La Veta, CO 81055

Bill To

Steve Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 21-2291
Date 07/25/2022
Business / Tax # 833615005

Description	Total
Tear off and re-deck roof	\$9,586.80
To tear off old roof all the way to rafters and re deck with 19/32 plywood. Dry in with tar paper and surcure until new addition is added.	

DONE

Subtotal	\$9,586.80
Total	\$9,586.80

Payment Summary

07/25/2022 - Credit Card or PayPal	\$3,834.72
08/08/2022 - Credit Card or PayPal	\$4,793.40
12/01/2022 - Credit Card or PayPal	\$958.68
Paid Total	\$9,586.80
Remaining Amount	\$0.00

Payment Schedule

Deposit (40%)	\$3,834.72
2nd Payment (50%)	\$4,793.40
4th Payment (10%)	\$958.68



Suzanne Strickbine <suzanne@timespublications.com>

Time line

1 message

timberlinecustombuilders <timberlinecustombuilders@gmail.com>
To: Susie STRICKBINE <suzanne@timespublications.com>

Wed, Apr 5, 2023 at 6 10 AM

timeline

- Electrical finish - 4-15
- Electrical Inspection- 4-18
- Hvac- 4-15
- Hvac Inspection- 4-18
- Insulation- 4-22
- Drywall- 4-22 - 4-29
- Trm- 5-1- 5-5
- Doors- 5-1
- Paint- 5-8 -5-12
- Electrical finish 5-12- 5-18
- Plumbing finish 5-12- 5-18
- Flooring 5-18- 5-23
- Stone exterior 5-20
- Finish walk through 5-26

Sent from my iPhone Samsung Galaxy smartphone



Suzanne Strickbine <suzanne@timespublications.com>

schedule

1 message

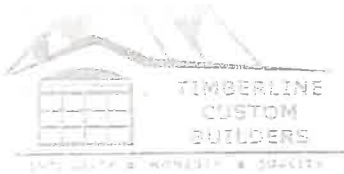
Shawn Moyers <timberlinecustombuilders@gmail.com>
To: Suzanne Strickbine <suzanne@timespublications.com>

Mon, Jul 31, 2023 at 5:21 AM

July 31- august 4- Decking on decks and 2 exterior doors that are in bid, interior doors
Aug 7- 11- trim around interior doors and baseboard, trim paint, durock on floors in new additions
Aug 14- 18 - tile on floors in new addition, cabinets, electrical, plumbing
Aug 21 - 25 - countertops, hvac, exterior paint soffit on porch deck
TBD- Well, septic, windows and floors
Flooring can not be done until windows are installed
Front doors of house will not be scheduled till estimate is approved
Gas will be scheduled after estimate is approved
All dates are subject to change on payment schedule.
Rock on exterior will be restarted after windows are installed

timeline

Shawn Moyers, Owner
Cell: 719-479-3879





Cheri Chamberlain <cchamberlain@huerfano.us>

Fwd: Grandote Golf course

1 message

Ryan Sablich <Rsablich@huerfano.us>

Tue, Oct 17, 2023 at 2:30 PM

To: Cheri Cannon Chamberlain <cchamberlain@huerfano.us>

----- Forwarded message -----

From: **Shawn Moyers** <timberlinecustombuilders@gmail.com>

Date: Mon, Oct 16, 2023 at 9:28 PM

Subject: Grandote Golf course

To: Ryan Sablich <Rsablich@huerfano.us>

Corrine hired us to extend the clubhouse for her to make more space. After we started the project she changed her mind and made it bigger. I had to cancel the trusses I had ordered in the beginning and redesign them. This is how this project has gone from the beginning. We have done everything but install 2 new storefront doors on her project. She has an outstanding balance after all change orders have been added in . Her roof would have been finished before the big leak happened if she hadn't told me and my crew to get the f off her property. I emailed her that night just to confirm she no longer wanted us to be on her site and she told me I misunderstood her. Things started downhill from that point on. We were on site to install the roof when she went to one of my guys and asked him if he got his roofing license and he told her no. I was on the roof listening to this conversation. Following this she told him we couldn't do this without the right license. She then called Ryan and told him I was doing the roof without a license which my class B license covers. At this time I made the decision to have my roofing company come and put her roof on to protect myself and my company. After this we had them come out and she made remarks to them that they didn't care to listen to. My roofer called me and didn't want to do the job because he didn't want to deal with her. Also during this she went to big R in la veta and told a guy that was planning on starting working for me lies about me and my company. My wife and I found out about this and confronted her about it. At this point her project only needs 2 doors installed to be completed with the original scope of work. As soon as I receive these I will install them and be finished there.

Shawn Moyers, Owner
Cell: 719-470-3879



Grandote clubhouse.pdf
301K

INVOICE

Item 7d.



Service Address

5540 US Highway 12,
Clubhouse
La Veta, CO 81055

Bill To

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 21-2340
Date 12/29/2022
Business / Tax # 833615005

Description	Total
Engineer plans Engineer to stamp and approve plans	\$3,622.50
Foundation The footings and stem-walls shall be poured concrete with #4 reinforcement Bars installed to meet code. Depth of footing shall meet code and the stemwall shall be 6" wide.	\$3,277.50
Concrete Cutting Cut concrete for foundation	\$2,277.00
FRAMING MATERIALS All framing materials for new addition per plans including trusses and sheeting includes material for temporary wall	\$14,375.00
Lath, Stucco Put lath and stucco on	\$8,573.25
Add rock to match existing Add phony rock to addition like existing	\$3,680.00

Framing Labor	\$5,738.50
Labor to frame this structure based upon the plans provided. All items are shown as conventionally framed. This line item includes all fasteners and framing hardware. Includes window and exterior door installation. Includes exterior knee braces per plan. Includes demo of wall.	
Metal roofing	\$7,877.50
Metal roofing to match existing	
Labor on window	\$1,121.25
Remove and replace window, trim ect.	
Add electrical to new addition	\$4,427.50
Run electrical to addition area includes material and labor lighting will be cans	
Drywall	\$3,421.25
5/8" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws. Tape all joints and texture. Texture priced is a knock down type.	
INTERIOR PAINTING	\$977.50
Interior painting ceiling and walls 2 tone	
Trim beams	\$644.00
SmartSide 38 Series Cedar Texture Soffit Engineered Treated Wood Siding, Application As 4 ft. x 8 ft. Non-discounted retail pricing for: 4 " x 4" milled style timber beam. Pre-primed urethane. Ready to paint. Quantity includes typical waste overage, material for repair and local delivery. Decorative Beam Installation Labor, Basic Basic labor to install decorative beams with favorable site conditions. Secure mounting brackets room framing. Fit, level and secure beam, up to 4m/12ft in length. Includes planning, equipment and material acquisition, area preparation and protection, setup	
Tile	\$4,140.00
Floors 480 sqft	
Permit	\$1,322.50
Permit fees and cost to facilate	
Exterior Door	\$5,750.00
5/0 5/0 SGD, front door, Side door, Commerical store front windows materials and labor	

Exterior Facia \$1,276.50

Item 7d.

Non-discounted retail pricing for: 6" x 16' solid wood fascia. 5/8" thick. Preprimed, paint ready finish. Quantity includes typical waste overage, material for repair and local delivery. Basic labor to install fascia boards with favorable site conditions. Plane or sand jamb edge flush to wall. Measure, cut (miter or butt) trim and finish nail molding. Patch and smooth nail holes and if painting caulk edge gap. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.


Subtotal \$72,501.75

Total **\$72,501.75**

Payment Schedule

Deposit (31.08%)	\$22,537.07
1st Payment (15.54%)	\$11,268.54
2nd Payment (13.79%)	\$10,000.00
3rd Payment (16.55%)	\$12,000.00
4th Payment (13.79%)	\$10,000.00
Final Payment (9.24%)	\$6,696.14
Change Order 1	\$25,391.60
Change Order 2	\$13,281.25

NOTICE



Timberline Custom Builders
1219 25th Ln
Pueblo, CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com

Service Address
5540 US Highway 12,
Clubhouse
La Veta, CO 81055

Bill To
Corinne Cordon
3865 east sunset rd.
Attn: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Payment terms 5 Days
Invoice # 21-2340
Date 12/19/2022
Business / Tax # 833615005

Description	Total
Engineer plans - Permit Engineer to stamp and approve plans	\$3,753.50
Foundation - New Payment The footings and stemwalls shall be poured concrete with #4 reinforcement bars installed to meet code. Depth of footing shall meet code and the stemwall shall be 6" wide.	\$3,396.02
Concrete Casting - New Payment Cut concrete for foundation	\$2,359.94
FRAMING MATERIALS - New Payment All framing materials for new addition per plans including trusses and sheathing includes material for temporary wall	\$14,894.83
Lath, Stucco Put lath and stucco on	\$8,883.28
Add rock to match existing Add phony rock to addition like existing	\$3,813.08
Framing Labor - New Payment Labor to frame this structure based upon the plans provided. All items are shown as conventionally	\$5,946.02

Page 2 of 4

framed. This line item includes all fasteners and framing hardware. Includes window and exterior door installation. Includes exterior knee braces per plan. Includes demo of wall.	\$8,162.37
Metal roofing - New Payment Metal roofing to match existing	\$1,761.80
Labor on window Remove and replace window trim ect.	\$4,587.61
Add electrical to new addition Run electrical to addition area includes material and labor lighting will be done	\$3,544.97
Drywall 5/8" Drywall at all interior wall and ceiling surfaces. Material to be finished with 10' mesh. Tape all joints and fasteners. Texture grade is a knock down type.	\$1,012.88
INTERIOR PAINTING Interior painting ceiling and walls 2 tone	\$667.29
Trim beams SmartSide 88 Series Cedar Texture Softly Engineered Treated Wood Siding, Application As 4 ft. x 8 ft. Non-discounted retail pricing for 4" x 4" milled style timber beam. Pre-primed urethane. Ready to paint. Quantity includes typical waste overage, material for repair and local delivery. Decorative beam installation Labor. Basic. Basic labor to install decorative beams with favorable site conditions. Secure mounting brackets room framing, fit level and secure beams, up to 4m/12ft in length. Includes planning, equipment and material acquisition, area preparation and protection, setup.	\$4,289.71
Tile - New Payment 7 Hours 480 sqft	\$1,370.32
Permit - New Payment Permit fees and cost to facilitate	\$5,957.93
Exterior Door - New Payment 5/8" SGO front door, side door, Commercial store front windows materials and labor	\$1,322.66
Exterior Facia Non-discounted retail pricing for 6" x 10" solid wood fascia, 5/8" thick, preprimed, paint ready finish. Quantity includes typical waste overage, material for repair and local delivery. Basic labor to install fascia beams with favorable site conditions. Plane or sand joint edge	

Page 3 of 4

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

Item 7d.

Timberline Custom Builders LLC

Corinne Cordon

This Change Order modifies and amends the provisions of Invoice #21-2340 between Timberline Custom Builders and Corinne Cordon.

Description	Total
New design Make addition the entire length of building and 6 more feet out with adding post at 40' to carry loads. Remove north wall and east wall to door. Tile and complete same as original plan just adding 560 sqft. Includes all extra concrete cutting materials ner trusses and design.	\$25,391.60

Subtotal	\$25,391.60
Total	\$25,391.60

Corinne Cordon

This Change Order modifies and amends the provisions of Invoice #21-2340 between Timberline Custom Builders and Corinne Cordon.

Description	Total
Add on overhang	\$2,000.00
Add overhang for soffit	
Move swamp cooler	\$1,531.25
Move swamp cooler to new location	
Roofing labor	\$9,750.00
Labor to install metal on roof	
Subtotal	\$13,281.25
Total	\$13,281.25

Overall Summary

Subtotal	\$72,501.75
Change Order 1	\$25,391.60
Change Order 2	\$13,281.25
Change Order Subtotal	\$38,672.85
Total	\$111,174.60

Payment Summary

12/29/2022 - Bank \$22,537.07
Transfer

01/20/2023 - \$11,268.54
Credit Card or
PayPal

03/31/2023 - Bank \$10,000.00
Transfer

04/22/2023 - \$12,000.00
Credit Card or
PayPal

05/01/2023 - \$10,000.00
Credit Card or
PayPal

05/05/2023 - Bank \$10,000.00
Transfer

05/23/2023 - Bank \$5,000.00
Transfer

05/24/2023 - Bank \$5,000.00
Transfer

Paid Total **\$85,805.61**

Remaining **\$25,368.99**
Amount



Cheri Chamberlain <cchamberlain@huerfano.us>

Fwd: Strickbind project

1 message

Ryan Sablich <Rsablich@huerfano.us>

Tue, Oct 17, 2023 at 2:29 PM

To: Cheri Cannon Chamberlain <cchamberlain@huerfano.us>

----- Forwarded message -----

From: **Shawn Moyers** <timberlinecustombuilders@gmail.com>

Date: Mon, Oct 16, 2023 at 8:51 PM

Subject: Strickbind project

To: Ryan Sablich <Rsablich@huerfano.us>

Dear Board,

Here are all the invoices I have for the Strickbind project with a breakdown of what has been purchased for the Strickbind project. I have not stolen any money from them and they parted ways with me in mid September. At that time I gave them what they asked for. For the next week or so I was contracted almost everyday asking for things. This went up to the day before the last meeting we had here. I have not heard anything else from them since that time. As you can see the roofing invoice was paid in full (21-2346). They filed a claim with PayPal on September 23rd for not receiving materials for their roof. On October 1 paypal awarded Strickbinds the claim and deducted the amount out of my account. This was for completed work that had been finished for quite some time. You can see that I did not steal any money as Timberline has to make some profit throughout the project to stay open. If we were not fired from the project we would have completed it. The contractors that were there before us told them it would take up to 2 years to complete their project and we were only at a year. I did have high hopes to finish their project at least the interior by the end of May but it failed to happen. They received work that wasn't even on the estimate. Everything that is on the spreadsheet is attached to their project. Also if I was trying to steal their money why would I arrange and pay for their stay in May? Also why would I pay for a conex to store their things or send guys to unload and store everything. I have invoices for everything we installed in the Strickbinds house. There are a lot of receipts from lots of different suppliers that if you want me to supply I can but everything on the list is attached to their house. I have passed all inspections to this point and see no reason why this has been brought in front of the board other than to drag Timberline Custom Builders name through the mud. Anything else needed by you I will collect and send it to you.

9 attachments
Estimate #23-2301.PDF
254K

 Invoice #21-2291.PDF
143K

 Invoice #21-2308.PDF
204K

 Invoice #21-2346.PDF
145K

 Invoice #21-2350.PDF
174K

 Invoice #21-2351.PDF
158K

 Email.PDF
78K

 Email(1).PDF
32K

 **Strickbind Budget.xlsx**
287K

Item 7d.



Service Address

5725 County Rd 360
La Veta , CO 81055

Prepared For

Susie Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Estimate # 23-2301
Date 07/30/2023
Business / Tax # 833615005

Description	Total
--------------------	--------------

Front Entry Door	\$2,222.57
Wood 36 in. x 80 in. Right-Hand Inswing 1/2-Lite Clear wood Prehung Entry Door w/ Brickmould Model front and mudroom door	



Bedrooms Front Door	\$1,549.06
36 in. x 80 in. 6-Panel Right-Hand Inswing wood Prehung Front Door w/Brickmould	



Underground Propane Tank	\$6,735.05
500 gallon propane tank	

Insulation of propane tank	\$2,424.62
To dig and bury propane tank and dig trench for gas lines	
Plumbing of gas lines	\$8,863.33
To install lines from tank to house and to all gas fixtures in house materials and labor	

Subtotal	\$21,794.63
Total	\$21,794.63
Deposit Due	\$10,461.42

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

Item 7d.

Timberline Custom Builders LLC

Susie Strickbine

INVOICE

Item 7d.



Service Address

5725 County Rd 360
La Veta, CO 81055

Bill To

Steve Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 21-2291
Date 07/25/2022
Business / Tax # 833615005

Description	Total
Tear off and re-deck roof To tear off old roof all the way to rafters and re deck with 19/32 plywood. Dry in with tar paper and surcure until new addition is added.	\$9,586.80
Subtotal	\$9,586.80
Total	\$9,586.80

Payment Summary

07/25/2022 - Credit Card or PayPal	\$3,834.72
08/08/2022 - Credit Card or PayPal	\$4,793.40
12/01/2022 - Credit Card or PayPal	\$958.68
Paid Total	\$9,586.80
Remaining Amount	\$0.00

Payment Schedule

Deposit (40%)	\$3,834.72
2nd Payment (50%)	\$4,793.40
4th Payment (10%)	\$958.68

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

Item 7d.

Timberline Custom Builders LLC

Steve Strickbine

INVOICE

Item 7d.



Service Address

5725 County Rd 360
La Veta, CO 81055

Bill To

Steve Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 21-2308
Date 08/27/2022
Business / Tax # 833615005

Description	Total
Permit Permit fees and cost to facilitate	\$3,415.50
Dig and pour new footers 24x16x16 footers material and labor	\$3,172.50
Frame addition Frame addition 24x16 attached to existing hose 2 stoies with laundry and bath in downstairs and bath upstairs possible closet or study Includes materials and labor roof metal not included it is in roof bid	\$14,299.20
Plumbing Plumbing bid to supply/install new plumbing including fixtures throughout entire house	\$24,637.50
Electric Electrical estimate includes materials switches, outlets covers	\$26,811.00
Drywall walls and ceilings Basic materials and labor to hang drywall with favorable site conditions. Layout, fabricate and fit drywall sheets. With up to 1 cutout per 100 SF. Secure to framing per manufacturer specifications. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	\$21,262.50

INTERIOR PAINTING MATERIALS	\$7,728.75
Interior painting ceiling and walls 3 tone	
Doors	\$4,556.25
To install all doors	
River rock to exterior	\$11,541.15
To find river rock on property and install to exterior of house	
Handrail to code	\$2,598.75
Remove handrail and bring it to code	
Flooring	\$5,778.00
Refinish all original floors	
Install well and all plumbing	\$26,325.00
Install well	
Install septic	\$20,772.45
Install septic	
Engineer plans	\$3,982.50
Engineer to stamp and approve plans	
Engineer site visit and analysis	\$1,147.50
Have engineer visit site and draw up fix for shoring up wall that's creaked	
HVAC	\$25,054.65
New furnace with all ducting includes air conditioning	
Just furnace -\$5680	
Baseboard would cost \$13599	
Cabinets	\$4,725.00
Cabinets and vanities supply materials and install	
Windows	\$8,808.75
Windows includes trim outside	

Subtotal	\$216,616.95
Total	\$216,616.95
Payment	\$5,415.42

Payment Schedule

Deposit (10%)	\$21,661.70
2nd Payment (15%)	\$32,492.54
3rd Payment (8%)	\$17,329.36
4th Payment (8%)	\$17,329.36
5th Payment (6%)	\$12,997.02
6th Payment (8%)	\$17,329.36
7th Payment (8%)	\$17,329.36
8th Payment (6%)	\$12,997.02
9th Payment (6%)	\$12,997.02
10th Payment (8%)	\$17,329.36
Payment (3%)	\$6,498.51
Payment (2.5%)	\$5,415.42
Payment (2.5%)	\$5,415.42
Payment (3%)	\$6,498.51
Final Payment (6%)	\$12,996.99
Change Order 1	\$13,905.00

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

Item 7d.

Timberline Custom Builders LLC

Steve Strickbine

This Change Order modifies and amends the provisions of Invoice #21-2308 between Timberline Custom Builders and Steve Strickbine.

Description	Total
Spray Foam Insulation	\$10,125.00
Spray foam Insulation on all exterior walls in existing house and additions. Also includes blow in insulation in ceilings	
New Facia on all existing house	\$3,780.00
Replace all facia and paint 400 liner ft.	
Subtotal	\$13,905.00
Total	\$13,905.00

Steve Strickbine

Overall Summary

Subtotal	\$216,616.95
Change Order 1	\$13,905.00
Change Order Subtotal	\$13,905.00
Total	\$230,521.95

Payment Summary

08/27/2022 - Credit Card or PayPal	\$21,661.70
11/09/2022 - Check #8863	\$32,492.54
11/15/2022 - Credit Card or PayPal	\$17,329.36
11/25/2022 - Credit Card or PayPal	\$17,329.36
12/12/2022 - Credit Card or PayPal	\$12,997.02
01/01/2023 - Credit Card or PayPal	\$17,329.36
03/11/2023 - Credit Card or PayPal	\$17,329.36
04/06/2023 - Credit Card or PayPal	\$12,997.02
04/28/2023 - Credit Card or PayPal	\$12,997.02
05/31/2023 - Credit Card or PayPal	\$17,329.36
06/15/2023 - Credit Card or PayPal	\$6,498.51
08/24/2023 - Credit Card or PayPal	\$5,415.42
Paid Total	\$191,706.03

**Remaining
Amount** **\$38,815.92**

Payment Schedule

Deposit (40%)	\$12,625.64
1st Payment (50%)	\$15,782.05
2nd Payment (10%)	\$3,156.40

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Item 7d.

Timberline Custom Builders LLC

Susie Strickbine

INVOICE

Item 7d.



Service Address

5725 County Rd 360
La Veta, CO 81055

Bill To

Susie Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 21-2350
Date 02/03/2023
Business / Tax # 833615005

Description	Total
Sunroom Concrete piers Dig holes for concrete piers and pour labor and materials	\$1,677.89
Beams 3x8x24rough cut	\$3,020.20
Sunroom FRAMING MATERIALS lumber package for flooring, walls and roof Does not include metal roofing	\$12,953.29
FLOORING LVP THROUGHOUT sunroom	\$4,832.31
Sunroom Drywall 1/2" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws. Tape all joints and texture. Texture priced is a knock down type.	\$3,619.91
Windows Supply and install all new single hung 4/0 x 4/0 window throughout	\$4,899.43
Doors and trim New door and hardware	\$1,543.66

Electric	\$5,167.89
Electrical estimate includes materials switches, outlets	
Interior paint	\$3,288.66
Paint all walls, trim, baseboard, doors and ceilings to owner specs	
Batt Insulation	\$1,413.45
Non-discounted retail pricing for: R21 15" x 40' roll for friction fit installation between common framing. R 3.4 per inch of thickness. Quantity includes typical waste overage, material for repair and local delivery.	
South Deck framing materials	\$5,704.82
Build new 12' x 24' deck out of 2x6 pressure treated lumber	
South deck Concrete piers	\$1,140.96
Dig holes for concrete piers and pour labor and materials	
South deck Composite Decking Materials	\$6,980.01
Basic synthetic decking with favorable site conditions. Layout and install 6 in wide synthetic decking on existing deck framing. Fabricate decking and secure with corrosion resistant, flush mount decking screws. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	
South deck Handrail	\$3,422.89
To supply and install handrail down steps and around deck. Material and Labor This is for old school handrail all lumber we can upgrade from there	
Labor	\$8,758.57
Basic labor to build sunroom addition with favorable site conditions. Assemble structure. Install on base supports. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	

Subtotal	\$68,423.94
Discount	\$6,626.72
Total	\$61,797.22
5th Payment	\$6,179.72

Payment Summary

02/03/2023 - Credit Card or PayPal	\$18,539.17
02/20/2023 - Credit Card or PayPal	\$15,449.31
05/08/2023 - Credit Card or PayPal	\$12,359.44
05/30/2023 - Credit Card or PayPal	\$9,269.58

Paid Total **\$55,617.50**

Remaining Amount **\$6,179.72**

Payment Schedule

Deposit (30%)	\$18,539.17
2nd Payment (25%)	\$15,449.31
3rd Payment (20%)	\$12,359.44
4th Payment (15%)	\$9,269.58
5th Payment (10%)	\$6,179.72

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

Item 7d.

Timberline Custom Builders LLC

Susie Strickbine

INVOICE

Item 7d.



Service Address

5725 County Rd 360
La Veta, CO 81055

Bill To

Susie Strickbine
4330 N. Brighton
Circle
Mesa, AZ 85207
(480) 309-1137

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 21-2351
Date 02/03/2023
Business / Tax # 833615005

Description	Total
Deck framing materials Build new 8'x26' front deck out of 2x6 pressure treated lumber	\$5,637.70
Concrete piers Dig holes for concrete piers and pour labor and materials	\$2,047.02
Composite Decking Basic synthetic decking with favorable site conditions. Layout and install 6 in wide synthetic decking on existing deck framing. Fabricate decking and secure with corrosion resistant, flush mount decking screws. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	\$4,899.43
Handrail Handrail to be old school type unless otherwise suggested	\$2,328.91
Porch Roofing Porch roof over deck with pillars Does not include metal roofing	\$4,280.63
Wrap around extension framing All framing material 6x6 post and all pressure treated framing 2x8x12 Frame will be 25'x12'	\$4,295.39

Composite decking wrap around \$4,865.87

Basic synthetic decking with favorable site conditions. Layout and install 6 in wide synthetic decking on existing deck framing. Fabricate decking and secure with corrosion resistant, flush mount decking screws. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Subtotal	\$28,354.95
Discount	\$2,746.12
Total	\$25,608.83
3rd Payment	\$2,560.88

Payment Summary

02/03/2023 - Credit Card or PayPal	\$10,243.53
03/06/2023 - Credit Card or PayPal	\$7,682.65
03/28/2023 - Credit Card or PayPal	\$5,121.77
Paid Total	\$23,047.95
Remaining Amount	\$2,560.88

Payment Schedule

Deposit (40%)	\$10,243.53
2nd Payment (30%)	\$7,682.65
2nd Payment (20%)	\$5,121.77
3rd Payment (10%)	\$2,560.88

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

Item 7d.

Timberline Custom Builders LLC

Susie Strickbine



You have received a case

What's happening with this case?

Your buyer has filed a chargeback with their card issuer for the following reason:

Your buyer filed a case on this transaction for the following reason:

The buyer stated that they never received the item.

Until this case is closed, we have put a temporary hold on the transaction amount.

This transaction is eligible for Seller Protection. Log in to your PayPal account and go to the Resolution Center to provide any information you might have by October 3, 2023 to help us resolve this case.

If you've already shipped the merchandise, let us know which shipping company you used, and provide the tracking information.

Case ID

PP-R-VIC-497869016

\$3,156.40 USD

Item 7d.

Disputed amount

\$3,156.40 USD

Transaction date

May 30, 2023

Buyer name

Suzanne Strickbine

Transaction ID

59J94499UN684401T

[View the case and respond](#)

What should you do?

Log in to your PayPal account and go to the Resolution Center to provide any information you might have by October 3, 2023 to help us resolve this case. Ensure that all applicable information is provided within your initial response.

[Here's what you can submit based on the order type](#)

[Learn more about chargebacks and bank reversals](#)

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Not sure why you received this email? [Learn more](#)

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PayPal RT002125:en_US(en-US):1.0.1:6cdd4549ca447

Hello Shawn Moyers,

As previously communicated, your buyer opened a dispute for the following reason:

The buyer stated that they did not receive their merchandise.

Here are case details:

- Case ID: PP-R-VIC-497869016
- Buyer's name: Suzanne Strickbine
- Buyer's email: suzanne@timespublications.com
- Buyer's transaction ID: 5KP666729B862140L
- Your transaction ID: 59J94499UN684401T
- Invoice ID: Invoice 21-2346 (2023-05-30 14:58:50 UTC)
- Transaction date: May 30, 2023
- Transaction amount: \$3,156.40 USD
- Disputed amount: \$3,156.40 USD

\$3,156.40 USD has now been debited from your PayPal account for the following reason(s):

- We did not receive proof of fulfillment for intangible items.

In addition, a chargeback fee of has been debited from your PayPal account.

We have charged you a Dispute Fee of \$15.00 USD, since your account was categorized into Standard Dispute Fee tier when this dispute was filed.

For more details about the Dispute Fee, please see our [User Agreement](#).

We understand that you may not have been expecting this chargeback. If this debit has caused your PayPal account balance to go negative, please log in to your account and add money to your balance.

Thank you for your patience during this process. We appreciate your business.

You can find additional information and tips about buying and selling safely on our [Business Resource Center](#).

Thanks,

ot sure why you received this email? [Learn more](#)

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ose, CA 95131.

ayPal PPC000156:1.28:94b792407652a

Charter Communications
12405 Powerscourt Drive
St. Louis, MO 63131

COUNTY OF HUERFANO
401 MAIN ST STE 203
WALSENBURG CO 81089
US

Payment Advice Notification	
Date	09/29/2023
Document	2001694704
Your account with us	0008009984

Invoice Number	Invoice Date	Invoice Amount	Discount Taken	Reference
CO0078100123799	10/01/2023	500.00	0.00	N HARRISON AVE M
Total		500.00	0.00	
Net Amount Paid				500.00

Stickbinds Budget

	Estimated Cost	Timberline Actual cost Paid thus far			Estimated Cost	Actual Cost			Estimated cost	Actual Cost		
Concrete for Addt	3172.5	13750	-10577.5		Sunroom Concrete Piers	1677.89	1976.23	-298.34	Deck Framing	5637.7	6225	
Framing materials for addt	14299	17439.3	-3140.3		Beams	3020.2	3020.2	0	Concrete Pires	2047.02	2047.02	
Framing Labor	0	12000	-12000		Sunroom framing	12953.29	13780	-826.71	Handrail	2328.91	0	
Plumbing	24637.5	18000	6637	Paid in full	Flooring	4832.31	5402.69	-570.38	Wrap around	4295.39	4295.39	
Electric	26811	16500	10311	still owe	Drywall	3619.91	3619.91	0	Porch Roof	4280.63	4280.63	1850 Extra for soffit
Drywall	21262.5	25390.58	-4128.08		Windows	0	0	0	Deck Materials	10503.57	10503.57	
Interior Painting	7728.75	7894	-166		Doors and Trim	1543.66	1688.3	-144.64				
Doors	4556	2850	3806	1706	Electric	5167.89	2876	2291.89	Still owe			
Riverrock	11541	6000	5541	4000+2000 paid	Interior Paint	3288.66	3288.66	0				
Well	26325	5500	20825		Batt Insulation	1413.45	1852.3	-438.85				
Septic	20772.45	0	0	Still owe	Deck Framing	5704.82	7825.1	-2120.28				
Engineer Plans	3982.5	3982.5	0		Concrete Piers	1140.96	1140.96	0				
Engineer Visit	1147.5	1147.5	0		Decking material	6980.01	6980.01	978				
Hvac	25054.65	0	25057.65	Still owe	Handrail	3422.89	0	3422.89				
Cabinets	4725	4018.84	706.16		Labor	8758.57	10250	-1491.43				
Cabinet Install	0	3850	-2850		Stone Work	0			Total for Stone			
Windows	8808.75	0	0	0					24000 + 4500			
Permit	3415.5	4130.8	-715.3									

Insulation	10125	4950	5175	
Exterior Facia	3780	3780	0	
Flooring	5778	0	5778	
Handrail	2598.75	0	2598.75	
Tile	0	0	0	
Not in Bid				
Air B&B	0	1550	-1550	
Backporch/ mudroom	0	5952.78	-5952.78	
Conex	0	1100	-1100	
Not in Bid				
Tree Cutting	0	250	-250	
Not in Bid				
Durock	0	1928.36	-1928.36	
Labor	0	2350	-2350	
Not in Bid				
Exterior Doors	0	4750	-4750	
Trim and Base	0	2598	-2598	
Not in bid				
Total	230521.35	171662.66	32379.24	
Customer Payments				
	21661.7			
	32492.54			
	17329.36			
	17329.36			
	12997.02			
	17329.36			
	17329.36			
	12997.02			
	12997.02			
	17329.36			
	6498.51			
Total	186290.61			

Total	63524.51	Total	67927.83	
Payment By Customer				
	18539.17			
	15449.31			
	12359.44			
	9269.58			
Total	55617.5			

Total	29093.22	Total	27351.61	
Paid By Customer				
	10243.53			
	7682.65			
	5121.77			
Total	23047.95			

Shawn Moyers – Clubhouse
Contract with Corinne Cordon of Grandote Golf Inc.
Contract Date 12/27/2022
Estimate #21-2168

The first contract was \$75,123.58

The 1st change order for the extra work and extra SF was another \$26,309.81

The 2nd change order for the concrete for the walkin freezer was \$7,812.66

TOTAL PRICE FOR CLUBHOUSE IS: \$109,246.05

REFUNDS DUE TO CORINNE CORDON:

Dumpsters: \$1300

Tile: \$4,140

JAR Electric: \$10,000

Doors: \$5750

Fascia: \$1276.50

TOTAL DUE TO CORINNE: \$22,466.50

Shawn was to refund me because I paid for the dumpsters 2 x \$650 and I paid for the tile which was \$4,140, which equals \$5,440.

I have never received the Exterior Doors (\$5750) or the Exterior Facia (\$1276.50). Please note on the document labeled "Full Invoice for Clubhouse" that Shawn indicates that he paid for the Exterior Doors in full of \$5,957.93 in December of 2022

The roofer is going to charge \$8000 to Shawn, but Shawn will probably not pay him, so I will probably get liened for the \$8,000. However, on the document labeled "Full Invoice for Clubhouse", please note that my first \$20k deposit was used to pay the roofing guy \$2318.18. However, All Pro Roofing indicated yesterday that they had not received any payments on this job yet. Therefore, Shawn lied.

While we waited months for the roof, we had 3 bad storms and the water flooded through the roof into the clubhouse and it was pouring through the lights and the texture on the ceiling and the walls. That has stopped now that All Pro Roofing came out and redid all of the water/ice barriers and we recovered from the damage.

Also, Shawn was going to blow in insulation in the new roof section, but he has not done that yet.

Please see attached:

1. the original contract – not signed – as Shawn sends everything electronically from Joist. However, I signed the contract.
2. invoices showing payments and what they covered.
3. Spreadsheet with all payments, which cover both the Clubhouse and the Pole Barn.
4. Document with JAR Electric for the \$10k I had to pay him when Shawn's bounced the \$10k payment to JAR.

PLEASE SEE PHOTOS BELOW.

ITEMS NOT FINISHED:

The steps are not finished and that old concrete deck that is red is going to fall down at some point, because there is no dirt under it..



We were supposed to get two new commercial doors. Supposedly they were ordered in December of 2022.





The roof is not yet complete but the roofer says he will finish by this weekend. Roofer is Chuck with All Pro Roofing and he is listed in the contract.

The roof is supposed to have snow stops and the gutters put back on. We still have a leak through the soffit above the back doors.



The ledge is not finished.



Grandote Golf
Investor Group Grandote
5540 CO-12
La Veta, CO 81055

Date: August 24, 2023

I, Keith Rivera, owner of JAR Electric LLC, have received \$10,000 from Investor Group Grandote LLC/Grandote Golf Inc, as payment for the work done on the Pole Barn at the Grandote Peaks Golf Course. This payment was made on behalf of Timberline Custom Builders, who did not pay me what was owed per the contract.

This is a full and unconditional release for the work done on invoice # 17, billed on July 3, 2023.

Keith Rivera

INVOICE

Item 7d.



Service Address

5540 US Highway 12,
Clubhouse
La Veta, Co 81006

Bill To

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 23-2391
Date 06/01/2023
Business / Tax # 833615005

Description

Total

Concrete Labor \$7,812.66

This is for concrete around storage/ break area for freezer Includes on site setup, site preparation, job completion, trash removal and work area cleanup.
This is to pour and finish a 35'x20' pad broom finish

Subtotal \$7,812.66

Total \$7,812.66

Payment Summary

06/01/2023 - Credit Card or PayPal \$3,125.06

06/19/2023 - Credit Card or PayPal \$4,687.60

Paid Total \$7,812.66

Remaining Amount \$0.00

By signing this document, the customer agrees to the services and conditions outlined in the document. This estimate is only valid for 45 days after receipt.

Item 7d.



Corinne Cordon

INVOICE

Item 7d.



Service Address

Traveren, 5540 Us
Highway 12
La Veta, CO 81055

Bill To

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 23-2373
Date 04/05/2023
Business / Tax # 833615005

Description

Total

Add 50 amp circet	\$1,763.55
Add 50 amp circet and fix plugs to not trip and add new circet for plugs	

Subtotal	\$1,763.55
Total	\$1,763.55

Payment Summary

04/21/2023 - Credit Card or PayPal	\$1,763.55
Paid Total	\$1,763.55
Remaining Amount	\$0.00

By signing this document, the customer agrees to the services and conditions outlined in the document. This estimate is only valid for 45 days after receipt.

Item 7d.



Timberline Custom Builders LLC

Signed on: 04/21/2023
Corinne Cordon



Service Address

Bill To

5540 US Highway 12,
Clubhouse
La Veta, CO 81055

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com

Payment terms 5 Days
Invoice # 21-2340
Date 12/29/2022
Business / Tax # 833615005

Description

Total

Engineer plans *Paid* \$3,753.50

Engineer to stamp and approve plans

Foundation *New Payment* \$3,396.02

The footings and stem-walls shall be poured concrete with #4 reinforcement Bars installed to meet code. Depth of footing shall meet code and the stemwall shall be 6" wide.

Concrete Cutting *New Payment* \$2,359.34

Cut concrete for foundation

Trusses 2200.00
FRAMING MATERIALS *New Payment 3200.00* \$14,894.83

All framing materials for new addition per plans including trusses and sheeting includes material for temporary wall

Lath, Stucco \$8,883.28

Put lath and stucco on

Add rock to match existing \$3,813.08

Add phony rock to addition like existing

Framing Labor *Partial Payment 3255.32* \$5,946.02

Labor to frame this structure based upon the plans provided. All items are shown as conventionally

framed. This line item includes all fasteners and framing hardware. Includes window and exterior door installation. Includes exterior knee braces per plan. Includes demo of wall.

Item 7d.

Metal roofing *Partial Payment \$2313.18* \$8,162.37

Metal roofing to match existing

Labor on window \$1,161.80

Remove and replace window, trim ect.

Add electrical to new addition \$4,587.61

Run electrical to addition area includes material and labor lighting will be cans

Drywall \$3,544.97

5/8" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws.

Tape all joints and texture. Texture priced is a knock down type.

INTERIOR PAINTING \$1,012.85

Interior painting ceiling and walls 2 tone

Trim beams \$667.29

SmartSide 38 Series Cedar Texture Soffit Engineered Treated Wood Siding, Application As 4 ft. x 8 ft.

Non-discounted retail pricing for: 4 " x 4" milled style timber beam. Pre-primed urethane. Ready to paint. Quantity includes typical waste overage, material for repair and local delivery.

Decorative Beam Installation Labor, Basic

Basic labor to install decorative beams with favorable site conditions. Secure mounting brackets room framing. Fit, level and secure beam, up to 4m/12ft in length. Includes planning, equipment and material acquisition, area preparation and protection, setup

Tile *Partial Payment* \$4,289.71

Floors 480 sqft

Permit *Paid* \$1,370.32

Permit fees and cost to facilitate

Exterior Door *Paid* \$5,957.93

5/0 5/0 SGD, front door, Side door, Commercial store front windows materials and labor

Exterior Facia \$1,322.66

Non-discounted retail pricing for: 6" x 16' solid wood fascia. 5/8" thick. Preprimed, paint ready finish. Quantity includes typical waste overage, material for repair and local delivery. Basic labor to install fascia boards with favorable site conditions. Plane or sand jamb edge

flush to wall. Measure, cut (miter or butt) trim and finish nail molding. Patch and smooth nail holes and if painting caulk edge gap. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

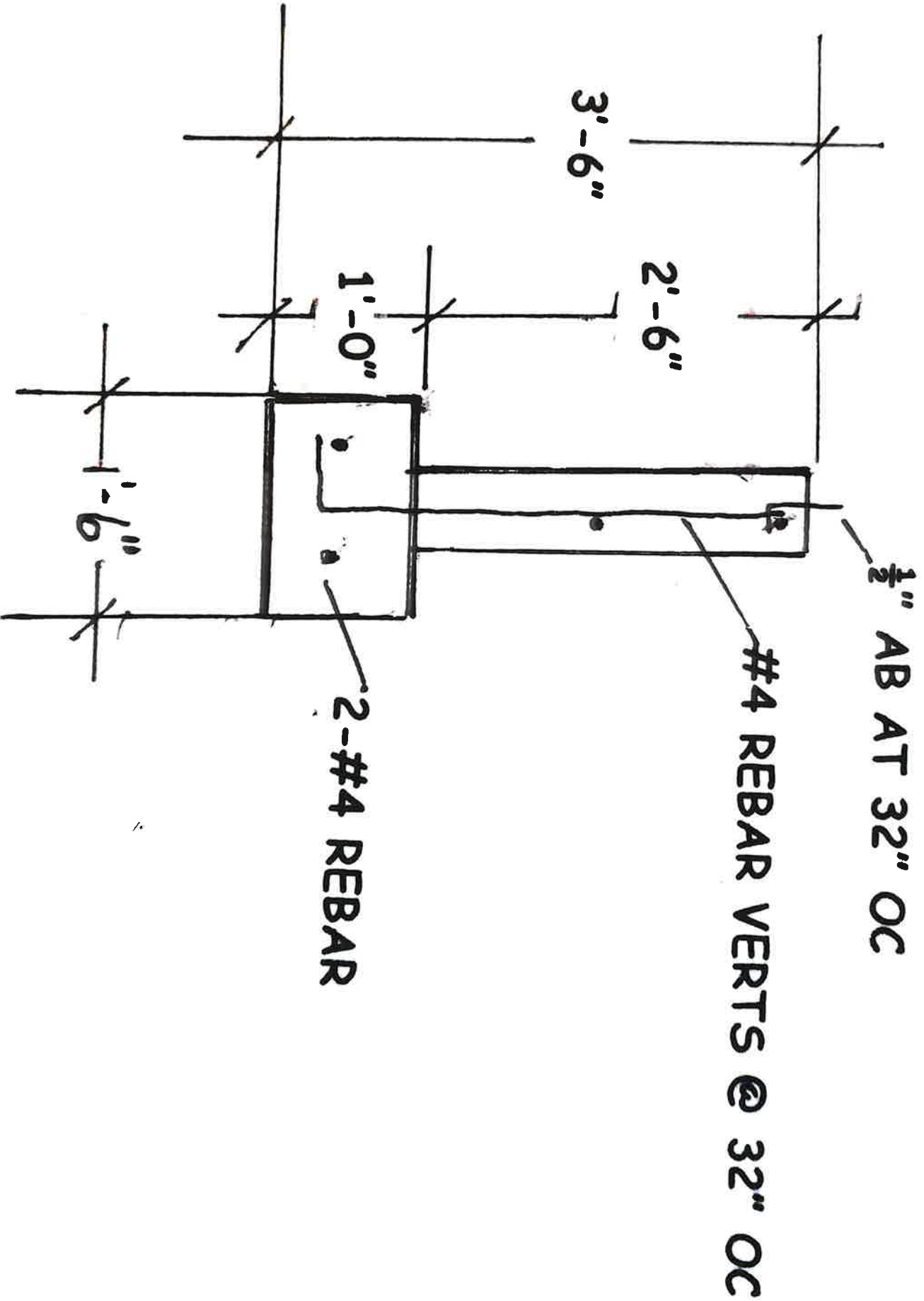
Subtotal	\$75,123.58
Total	\$75,123.58
2nd Payment	\$11,268.54

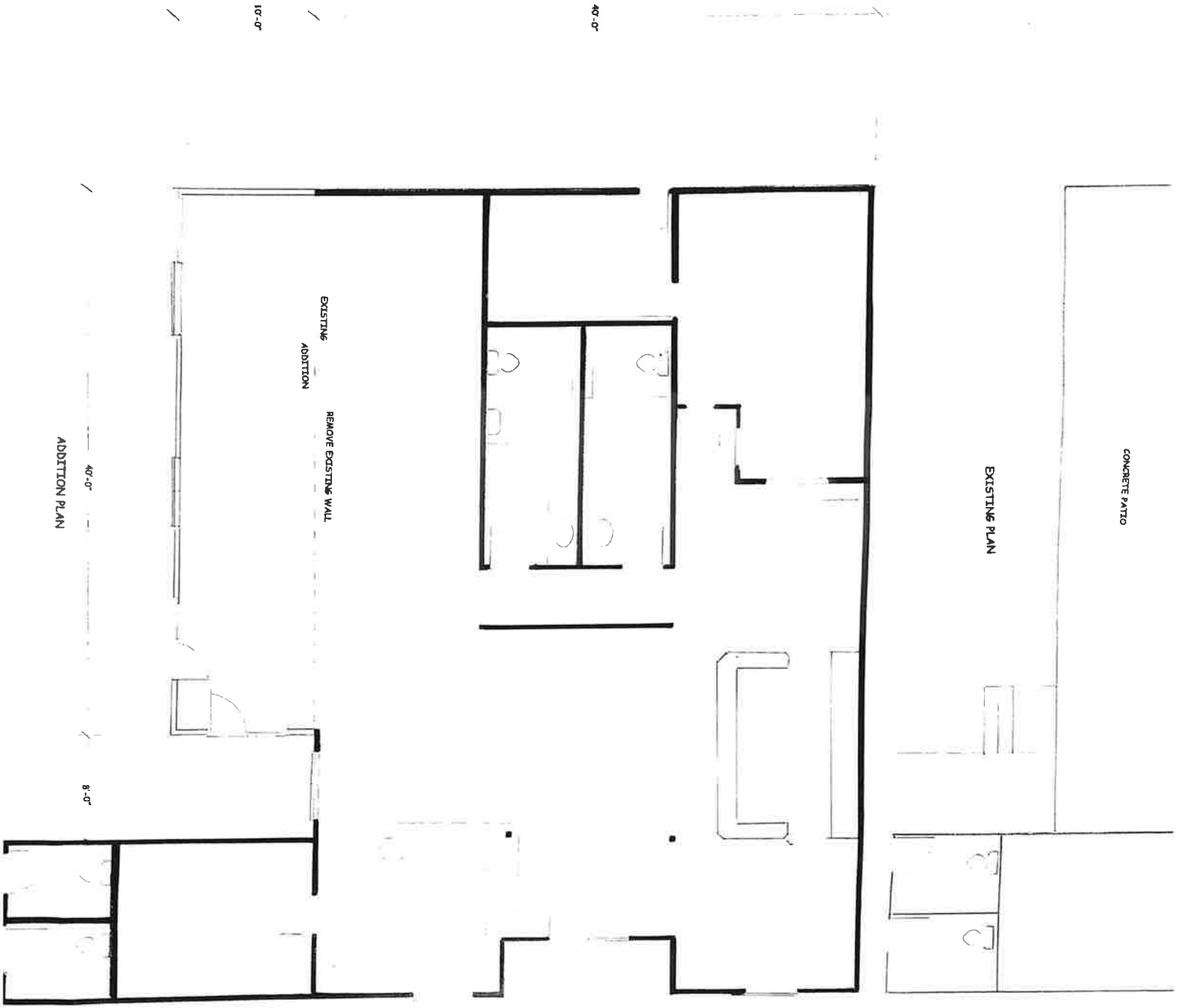
Payment Summary

12/29/2022 - Bank Transfer	\$22,537.07
Paid Total	\$22,537.07
Remaining Amount	\$52,586.51

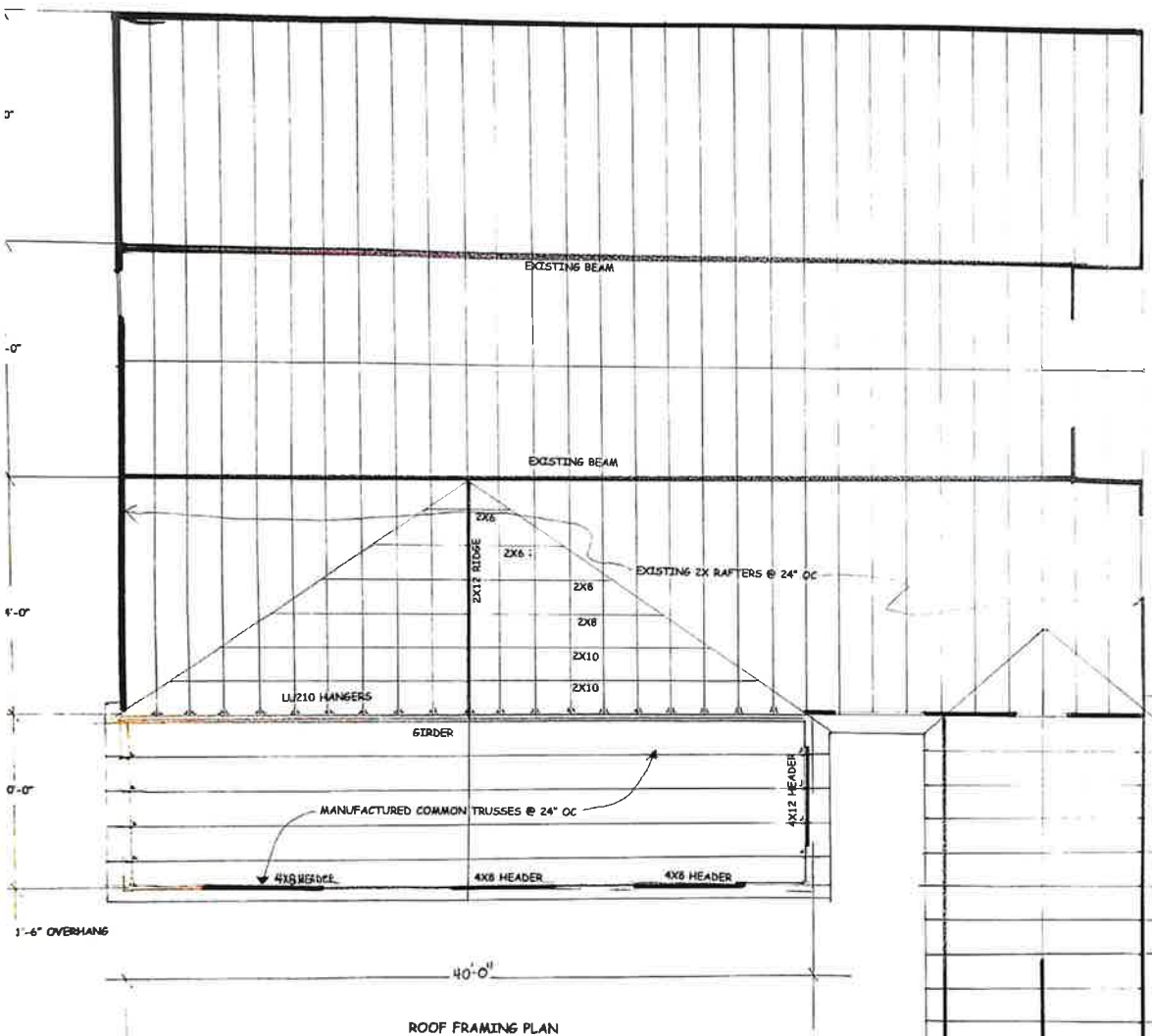
Payment Schedule

Deposit (30%)	\$22,537.07
2nd Payment (15%)	\$11,268.54
3rd Payment (15%)	\$11,268.54
4th Payment (15%)	\$11,268.54
5th Payment (15%)	\$11,268.54
6th Payment (10%)	\$7,512.35





GRANDCOTE PEAKS CLUBHOUSE ADDITION	
SCALE: 1/4" = 1'	DATE: 12/12/22
PROJECT NO. 12121222	DESIGNED BY: [REDACTED]
	DRAWN BY: [REDACTED]



ROOF FRAMING PLAN

GRANDOTE PEAKS CLUBHOUSE ADD		184
SCALE: 1/4" = 1'	APPROVED BY:	PAL
DATE: 12/12/22	REVISOR:	

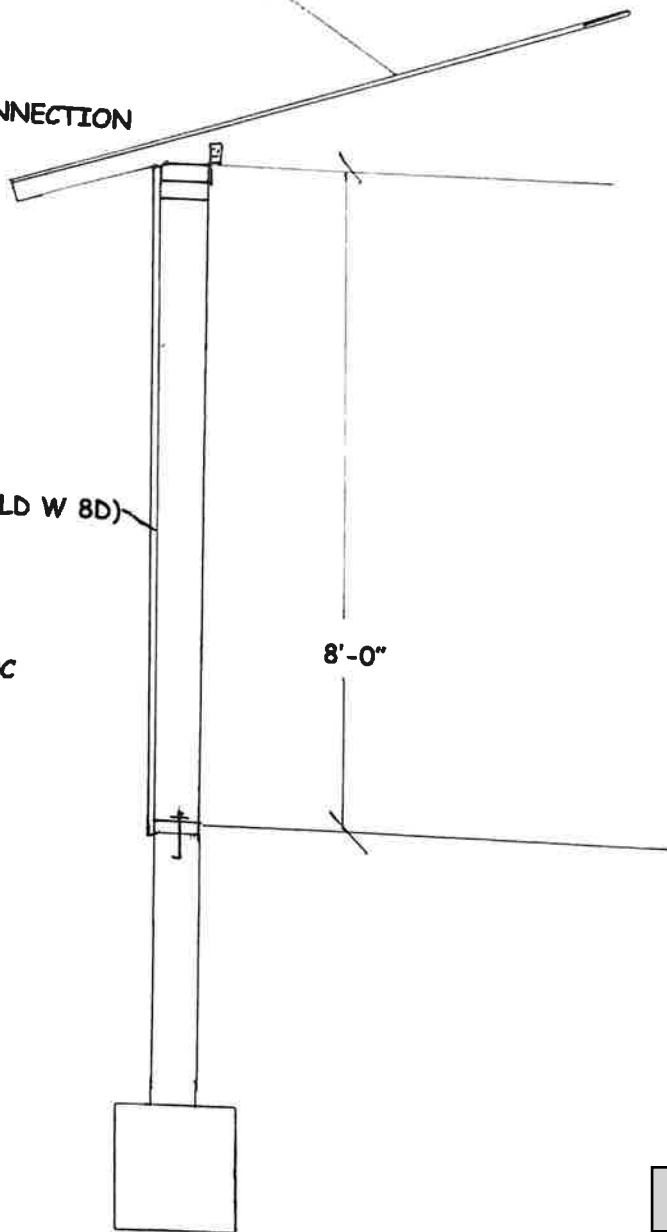
$\frac{1}{2}$ " OSB SHEATHING (NAIL 6" EDGES & 10" FIELD W 8D)

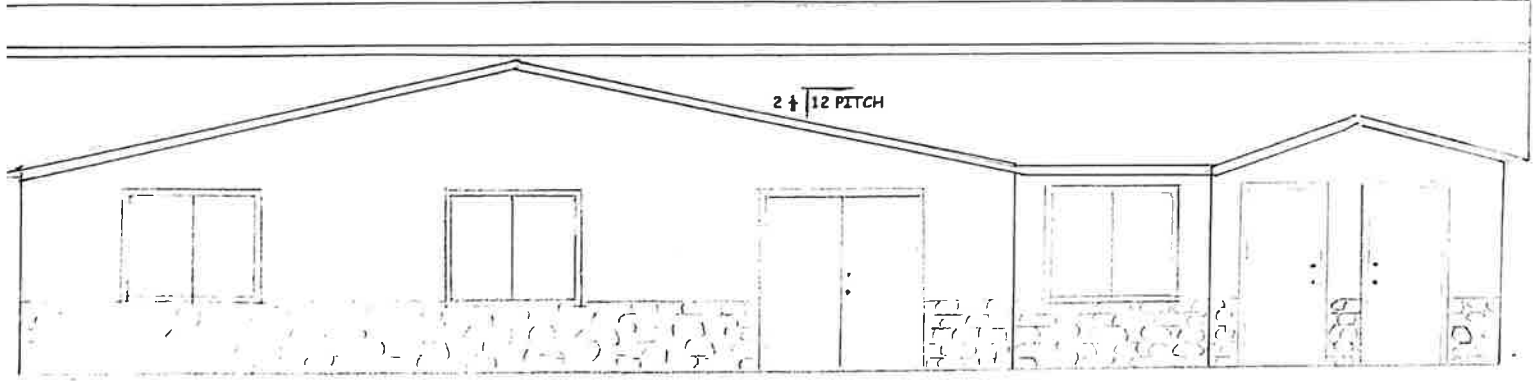
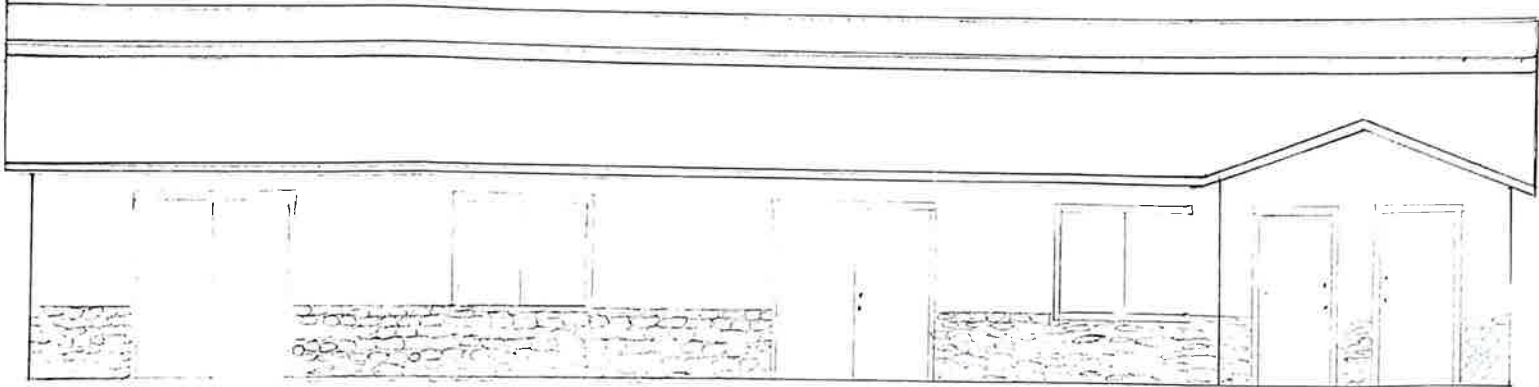
H2.5A AT EVERY TRUSS/PLATE CONNECTION

$\frac{7}{16}$ " OSB SHEAR AT ENTIRE EXTERIOR (6" EDGES & 10" FIELD W 8D)

2x6-16" OC

8'-0"

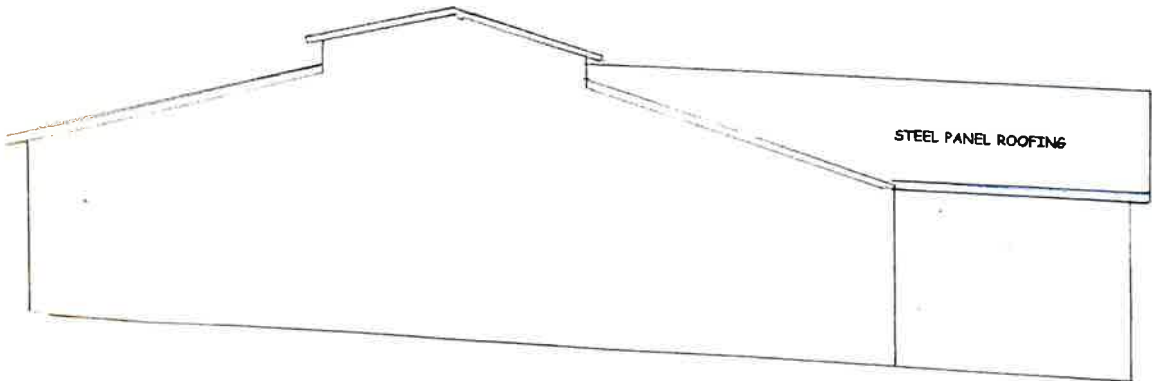
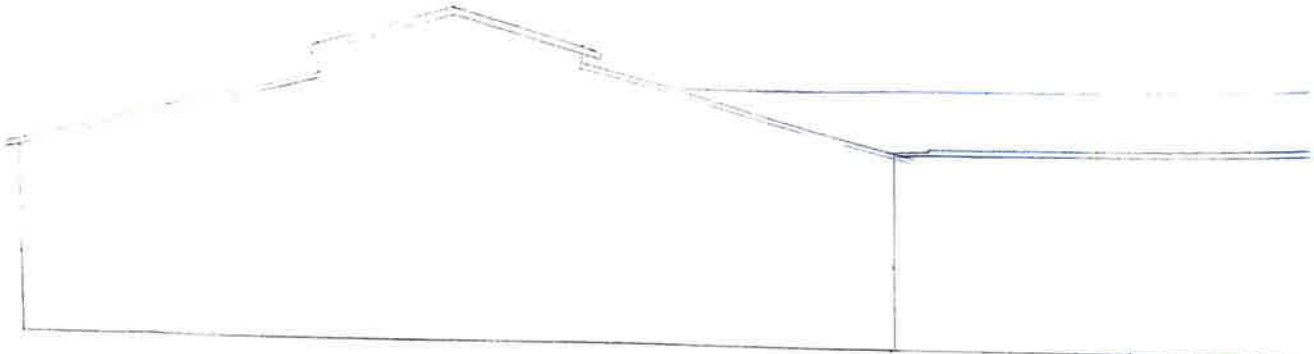




LEFT ELEVATION

GRANDOTE PEAKS CLUBHOUSE ADDITION	
SCALE: $\frac{1}{4}'' = 1'$	APPROVED BY:
DATE: 12/12/22	
5540 CO12, LAVETA, CO 81055	

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Service Address

Bill To

5540 US Highway 12,
Clubhouse
La Veta, CO 81055

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com

Payment terms 5 Days
Invoice # 21-2340
Date 12/29/2022
Business / Tax # 833615005

Description	Total
Engineer plans Engineer to stamp and approve plans	\$3,622.50
Foundation The footings and stem-walls shall be poured concrete with #4 reinforcement Bars installed to meet code. Depth of footing shall meet code and the stemwall shall be 6" wide.	\$3,277.50
Concrete Cutting Cut concrete for foundation	\$2,277.00
FRAMING MATERIALS All framing materials for new addition per plans including trusses and sheeting includes material for temporary wall	\$14,375.00
Lath, Stucco Put lath and stucco on	\$8,573.25
Add rock to match existing Add phony rock to addition like existing	\$3,680.00
Framing Labor Labor to frame this structure based upon the plans provided. All items are shown as conventionally	\$5,738.50

framed. This line item includes all fasteners and framing hardware. Includes window and exterior door installation. Includes exterior knee braces per plan. Includes demo of wall.

Item 7d.

Metal roofing	\$7,877.50
Metal roofing to match existing	
Labor on window	\$1,121.25
Remove and replace window, trim ect.	
Add electrical to new addition	\$4,427.50
Run electrical to addition area includes material and labor lighting will be cans	
Drywall	\$3,421.25
5/8" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws. Tape all joints and texture. Texture priced is a knock down type.	
INTERIOR PAINTING	\$977.50
Interior painting ceiling and walls 2 tone	
Trim beams	\$644.00
SmartSide 38 Series Cedar Texture Soffit Engineered Treated Wood Siding, Application As 4 ft. x 8 ft. Non-discounted retail pricing for: 4 " x 4" milled style timber beam. Pre-primed urethane. Ready to paint. Quantity includes typical waste overage, material for repair and local delivery. Decorative Beam Installation Labor, Basic Basic labor to install decorative beams with favorable site conditions. Secure mounting brackets room framing. Fit, level and secure beam, up to 4m/12ft in length. Includes planning, equipment and material acquisition, area preparation and protection, setup	
Tile	\$4,140.00
Floors 480 sqft	
Permit	\$1,322.50
Permit fees and cost to facilitate	
Exterior Door	\$5,750.00
5/0 5/0 SGD, front door, Side door, Commerical store front windows materials and labor	
Exterior Facia	\$1,276.50
Non-discounted retail pricing for: 6" x 16' solid wood fascia. 5/8" thick. Preprimed, paint ready finish. Quantity includes typical waste overage, material for repair and local delivery. Basic labor to install fascia boards with favorable site conditions. Plane or sand jamb edge	

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flush to wall. Measure, cut (miter or butt) trim and finish nail molding. Patch and smooth nail holes and if painting caulk edge gap. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Item 7d.

Subtotal	\$72,501.75
Total	\$72,501.75
3rd Payment	\$10,000.00

Payment Schedule

Deposit (31.08%)	\$22,537.07
1st Payment (15.54%)	\$11,268.54
2nd Payment (13.79%)	\$10,000.00
3rd Payment (13.79%)	\$10,000.00
4th Payment (13.79%)	\$10,000.00
Final Payment (11.99%)	\$8,696.14
Change Order 1	\$25,391.60

		Service Address 5540 US Highway 12, Clubhouse La Veta, CO 81055	Bill To Corinne Cordon 3865 east sunset rd, Attn: Corinne Cordon Las Vegas, NV 89120 (702) 250-2674
Timberline Custom Builders 1219 25th Ln Pueblo, CO 81006 Phone: (719) 470-3829 Email: timberlinecustombuilders@gmail.com		Payment terms 5 Days Invoice # 21-2340 Date 12/29/2022 Business / Tax # 833615005	
Description			Total
Engineer plans Paid	Engineer to stamp and approve plans		\$3,753.50
Foundation NEW PAYMENT	The footings and stem walls shall be poured concrete with #4 reinforcement Bars installed to meet code. Depth of footing shall meet code and the stemwall shall be 6" wide.		\$3,396.02
Concrete CURING New Payment	Cure concrete for foundation		\$2,359.34
FRAMING MATERIALS NEW PAYMENT 3700.00	All framing materials for new addition per plans including trusses and sheathing includes material for temporary wall		\$14,894.83
Lath, Stucco	Put lath and stucco on		\$8,883.28
	Add rock to match existing Add phony rock to addition like existing		\$3,813.08
Framing Labor NEW PAYMENT 52553.20	Labor to frame this structure based upon the plans provided. All items are shown as conventionally		\$5,946.02
Page 1 of 4			

	framed. This line item includes all fasteners and framing hardware. Includes window and exterior door installation. Includes exterior knee braces per plan. includes demo of wall.		
Metal roofing NEW PAYMENT 82513.16	Metal roofing to match existing		\$8,162.37
	Labor on window Remove and replace window trim ect.		\$1,161.80
	Add electrical to new addition Run electrical to addition area includes material and labor lighting will be cans		\$4,587.61
	Drywall 5/8" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws. Tape all joints and texture. Texture priced is a knock down type.		\$3,544.97
	INTERIOR PAINTING Interior painting ceiling and walls 2 tone.		\$1,012.85
	Trim beams SmartSide 38 Series Cedar Texture Soffit Engineered Treated Wood Siding. Application As 4 ft. x 8 ft. Non-discounted retail pricing for 4" x 4" milled style timber beam. Pre-primed urethane. Ready to paint. Quantity includes typical waste overage, material for repair and local delivery. Decorative Beam Installation Labor, Basic Basic labor to install decorative beams with favorable site conditions. Secure mounting brackets room framing. Plc level and secure beam, up to 4m/12ft in length. Includes planning, equipment and material acquisition, area preparation and protection, setup.		\$667.29
Tile NEW PAYMENT	Floors 480 sqft		\$4,289.71
Permit PAID	Permit fees and cost to facilitate		\$1,370.32
Exterior Door PAID	5/0 5/0 SIGD, front door, Side door, Commercial store front windows materials and labor		\$5,957.93
	Exterior Facia Non-discounted retail pricing for 6" x 16" solid wood fascia 5/8" thick. Preprimed, paint ready finish. Quantity includes typical waste overage, material for repair and local delivery. Basic labor to install fascia boards with favorable site conditions. Plane or sand joint edge.		\$1,322.66
Page 2 of 4			

By signing this document, the customer agrees to the services and conditions outlined in the document. This estimate is only valid for 45 days after receipt.

Item 7d.

Timberline Custom Builders LLC

Corinne Cordon

Change Order #1

01/20/2020 Item 7d.

This Change Order modifies and amends the provisions of Invoice #21-2340 between Timberline Custom Builders and Corinne Cordon.

Description	Total
New design	\$25,391.60
Make addition the entire length of building and 6 more feet out with adding post at 40' to carry loads. Remove north wall and east wall to door. Tile and complete same as original plan just adding 560 sqft. Includes all extra concrete cutting materials ner trusses and design.	
Subtotal	\$25,391.60
Total	\$25,391.60

Corinne Cordon

Overall Summary

Subtotal	\$72,501.75
Change Order 1	\$25,391.60
Change Order Subtotal	\$25,391.60
Total	\$97,893.35

Payment Summary

12/29/2022 - Bank Transfer	\$22,537.07
01/20/2023 - Credit Card or PayPal	\$11,268.54
03/31/2023 - Bank Transfer	\$10,000.00
Paid Total	\$43,805.61
Remaining Amount	\$54,087.74

Make payment below to

Timberline Custom Builders

Invoice

Amount Due

\$11,268.54

SELECT PAYMENTS



3rd Payment	\$11,268.54
4th Payment	\$11,268.54
5th Payment	\$11,268.54
6th Payment	\$7,512.35

SEE ALL

PAY WITH



Timb
1219
Pueb
Phor
Emai
timbe
m

Name	Name	Date	Description	Amount	Check #
T060942	3030	12/15/2022	TIMBERLINEC TIMBE	\$ (1,070.85)	
T060944	3030	12/18/2022	TIMBERLINEC TIMBE	\$ (1,070.84)	
T051894	8420	12/29/2022	OUTGOING MONEY TRANSFER 202212290103625	\$ (22,537.07)	
T059975	3030	1/31/2023	TIMBERLINEC TIMBE	\$ (3,145.27)	
T052732	8420	2/16/2023	OUTGOING MONEY TRANSFER 202302160003337	\$ (20,000.00)	
T055602	8420	3/8/2023	OUTGOING MONEY TRANSFER 202303080003416	\$ (10,000.00)	
T055628	8420	3/24/2023	OUTGOING MONEY TRANSFER 202303240065797	\$ (20,000.00)	
T057279	1102	4/4/2023	OUTGOING MONEY TRANSFER 202304040054585	\$ (10,000.00)	
T060063	3030	4/14/2023	TIMBERLINEC TIMBE	\$ (3,064.45)	
T060071	3030	4/23/2023	TIMBERLINEC TIMBE	\$ (12,000.00)	
T057567	9612	4/24/2023	MISCELLANEOUS DEBIT POS PURCHASE TERMINAL 69422889	\$ (1,763.55)	
T060088	3030	5/2/2023	TIMBERLINEC TIMBE	\$ (10,000.00)	
T056804	1552	5/5/2023	Online Banking Transfer Conf# flhn56s32; Timberline Custom Builder	\$ (10,000.00)	
T057317	1102	5/15/2023	OUTGOING MONEY TRANSFER 202305150043251	\$ (5,000.00)	
T057322	1102	5/23/2023	OUTGOING MONEY TRANSFER 202305230078729	\$ (5,000.00)	
T060164	3030	5/26/2023	TIMBERLINEC TIMBE	\$ (12,000.00)	
T060195	3030	6/2/2023	TIMBERLINEC TIMBE	\$ (3,125.06)	
T060226	3030	6/9/2023	TIMBERLINEC TIMBE	\$ (7,947.55)	
T060252	3030	6/14/2023	TIMBERLINEC TIMBE	\$ (6,204.54)	
T060276	3030	6/20/2023	TIMBERLINEC TIMBE	\$ (4,687.60)	
				\$ (168,616.78)	

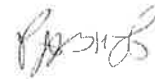
NOTICE OF CANCELLATION OF INSURANCE

Insurer:	NATIONAL SPECIALTY INSURANCE COMPANY 1900 L. Don Dodson Drive Bedford, Texas 76021
Named Insured:	TIMBERLINE CUSTOM BUILDERS, LLC
Email Address:	timberlinecustombuilders@gmail.com
Mailing Address:	1219 25th Lane, Pueblo, CO, 81006
Date of Mailing:	10/02/2023
Policy Number:	IBL-PKGU7HSUH-1
Type of Policy:	Commercial General Liability
Date and Time of Cancellation:	10/15/2023 at 06:59 PM MDT

Dear TIMBERLINE CUSTOM BUILDERS, LLC,

Your policy is being cancelled effective at the date and time shown above for nonpayment of premium.

Excess premium, if not tendered, will be refunded no more than forty-five days after the effective date of the termination.



Authorized Representative

Producer/Broker Number: 17895488
Name of Producer/Broker: Verify Insurance Services, LLC dba Thimble Insurance Services
Email Address: support@thimble.com
Mailing Address: 174 West 4th Street, Suite 204, New York, NY 10014

NOTICE OF CANCELLATION OF INSURANCE

ADDITIONAL NOTICE TO INTERESTED PARTIES (if applicable)

<u>Name of Interested Party</u>	<u>Email Address</u>
PIKES PEAK REGIONAL BUILDING DEPARTMENT	Licensing@pprbd.org
Huerfano County Regional Building Department	stucker@huerfano.us
Pueblo Regional Building Department	licensing@prbd.com
Ambush LLC	csoswagi@yahoo.com
Faris Machinery Company	Sandy.Donato@farismachinery.com
Invester Group Grandote	golf@playgrandote.com

Your interest in this policy is being cancelled effective at the date and time shown above.



Cheri Chamberlain <cchamberlain@huerfano.us>

Fwd: FW: Permit Application & Payment Confirmation - 22808 Hwy 160 West Walsenburg

1 message

Best Western Rambler <bestwesternrambler@gmail.com>

Wed, Oct 18, 2023 at 1:48 PM

To: Cheri Chamberlain <cchamberlain@huerfano.us>, Rsablich@huerfano.us

Cc: Rajesh Patel <rsp2020@gmail.com>, minesha.patel169@gmail.com, Jagu Patel <jagu717@gmail.com>

Hello,

As per our conversation yesterday we have received some great news, the state of colorado has approved our permit. Please see attached email from Angela.

Thank you,

Rajesh Patel
BW Rambler
457 US HWY 85-87
Walsenburg, CO 81089
Phone: (719) 738-1121
Fax: (719) 738-1093

----- Forwarded message -----

From: **Rajesh Patel** <rsp2020@gmail.com>

Date: Wed, Oct 18, 2023 at 1:38 PM

Subject: Fwd: FW: Permit Application & Payment Confirmation - 22808 Hwy 160 West Walsenburg

To: Diana Cupps <06038@hotel.bestwestern.com>

----- Forwarded message -----

From: **Angela Vialpando** <angela@adeptbuildingsolutions.com>

Date: Wed, Oct 18, 2023 at 3:36 PM

Subject: FW: Permit Application & Payment Confirmation - 22808 Hwy 160 West Walsenburg

To: Rajesh Patel <rsp2020@gmail.com>

CC: Sabrina Sanchez <admin@adeptbuildingsolutions.com>, Angela Vialpando <angela@adeptbuildingsolutions.com>

Hello,

Please see the below approval from the State of Colorado for your project at 22808 Hwy 160 West Walsenburg, CO.

Respectfully,

Angela Vialpando

Executive Assistant

Adept Building Solutions



ADEPT

BUILDING SOLUTIONS

Hours of Operation: 7am-3:30pm, Monday through Friday.

From: severen.mcgowan@state.co.us <severen.mcgowan@state.co.us> **On Behalf Of** Asbestos - CDPHE External, cdphe

Sent: Wednesday, October 18, 2023 1:02 PM

To: Angela Vialpando <angela@adeptbuildingsolutions.com>

Cc: Sabrina Sanchez <admin@adeptbuildingsolutions.com>; Jimmy Valdez <jim@adeptbuildingsolutions.com>

Subject: Re: Permit Application & Payment Confirmation - 22808 Hwy 160 West Walsenburg

Received and approved. The original permit will be sent in the mail and should arrive prior to your start date so it can be posted on-site. Reach out by 11/3/23 if you have not received the document.

Thank you,

Severen McGowan

Permit Coordinator

Asbestos Unit

Indoor Environment Program

Colorado Department of Public Health and Environment

P 720-507-5136

4300 Cherry Creek Drive South, Denver, CO 80246-1530

cdphe.asbestos@state.co.us | www.colorado.gov/cdphe/asbestos

[Redacted]

[Redacted]

As of January 1, 2017, the Indoor Environment Program will not accept incomplete forms for certification, abatement or demolition. Any application with missing information may result in longer processing times or the application may be returned to you which will restart the required notification period. Please note that all submissions must be completed using forms supplied by the Division. If you need assistance, please refer to: <https://www.colorado.gov/pacific/cdphe/asbestos-forms> or <https://www.colorado.gov/pacific/cdphe/certification-and-lead-abatement-forms> or contact the Indoor Environment Program at 303-692-3100.

On Wed, Oct 18, 2023 at 12:44 PM Angela Vialpando <angela@adeptbuildingsolutions.com> wrote:

Hello,

Please see the revised permit application for 22808 Hwy 160 West Walsenburg, CO.

Respectfully,

Angela Vialpando

Executive Assistant

Item 7e.

Adept Building Solutions

(719) 205-3830 Cell



ADEPT

BUILDING SOLUTIONS

Hours of Operation: 7am-3:30pm, Monday through Friday.

From: severen.mcgowan@state.co.us <severen.mcgowan@state.co.us> **On Behalf Of** Asbestos - CDPHE External, cdphe

Sent: Tuesday, October 17, 2023 3:14 PM

To: Angela Vialpando <angela@adeptbuildingsolutions.com>

Cc: Sabrina Sanchez <admin@adeptbuildingsolutions.com>; Jimmy Valdez <jim@adeptbuildingsolutions.com>

Subject: Re: Permit Application & Payment Confirmation - 22808 Hwy 160 West Walsenburg

Hi Angela,

Item 7e.

The PM waiver form cannot be accepted as submitted because a portion of it is not legible. Additionally, the major asbestos spill debris pile must be covered immediately in accordance with section III.T.2.a. (restrict access and post warning signs). Be aware that the crew cannot enter into the major asbestos spill area when constructing the major asbestos spill (full containment). The decon unit must be constructed first as required by section III.T.2.d.(ii)(A) and the sequencing of the abatement must be conducted in the exact sequence listed in under section III.T.2.d.

Please revise and resubmit for review.

Thanks,

Severen McGowan

Permit Coordinator

Asbestos Unit

Indoor Environment Program

Colorado Department of Public Health and Environment

P 720-507-5136

4300 Cherry Creek Drive South, Denver, CO 80246-1530

cdphe.asbestos@state.co.us | www.colorado.gov/cdphe/asbestos

[Redacted signature]

[Redacted signature]

As of January 1, 2017, the Indoor Environment Program will not accept incomplete forms for certification, abatement or demolition. Any application with missing information may result in longer processing times or the application may be returned to you which will restart the required notification period. Please note that all submissions must be completed using forms supplied by the Division. If you need assistance, please refer to: <https://www.colorado.gov/pacific/cdphe/asbestos-forms> or <https://www.colorado.gov/pacific/cdphe/certification-and-lead-abatement-forms> or contact the Indoor Environment Program at 303-692-3100.

On Tue, Oct 17, 2023 at 2:58 PM Angela Vialpando <angela@adeptbuildingsolutions.com> wrote:

Item 7e.

Hello,

Please see the attached permit application for 22808 Hwy 160 West Walsenburg, CO.

Thank you!

Angela Vialpando

Executive Assistant

Adept Building Solutions

(719) 205-3830 Cell



Hours of Operation: 7am-3:30pm, Monday through Friday.

Item 7e.



BUILDING OWNER'S ASBESTOS ABATEMENT PROJECT MANAGER WAIVER APPLICATION

Submit form to
Permit Coordin
Colorado Dept
and Environment
APCD-SS-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278

Item 7e.

Building Owner Mahendrabhai Patel
Street 457 US HWY 85187
City Walsenburg State Colorado Zip Code 81089
Phone Number 848-248-9945

Building Name Spanish Peaks Inn - Storage Building
Street 22808 HWY 160 West
City Walsenburg State Colorado Zip Code 81089
Abatement Contractor Adept Building Solutions GAC# 27647

Project Manager Waiver

Colorado Regulation No. 8, Part B, requires that project managers be used to monitor asbestos abatement projects in which the amount of friable asbestos containing material exceeds 1000 linear feet or 3000 square feet. This requirement may be waived if the contractor performing the abatement has a history of compliance with Regulation No. 8, or if the building owner can demonstrate that this requirement is overly burdensome or not feasible by providing a written explanation below.

Check which condition applies:

The abatement contractor has informed me that they have fewer than two compliance determinations with a finding of guilty in the preceding two years.

For the above project, the project manager requirement is overly burdensome or not feasible. I request a waiver from the project manager requirement for the following reason(s). Please attach additional pages if necessary.

I understand that use of a Project Manager is an effective means of ensuring the project is properly conducted in compliance with applicable regulations.

I, the undersigned, hereby certify that the aforementioned statements requesting the waiver are true to the best of my knowledge and request that the requirement for a project manager be waived for the duration of this asbestos abatement project.

Mahendrabhai J. Patel
Building Owner or Legal Agent (print name)

M Patel
Signature

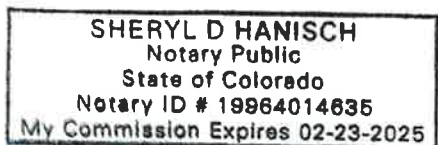
owner
Title

The foregoing instrument was acknowledged before me this (month/day/year) October 16, 2023

My commission expires (month/day/year) 2-23-2025

Witness my hand and official seal.

Sheryl D Hanisch
Notary Public (sign)



ADEPT BUILDING SOLUTIONS LLC.
Asbestos, Mold, Lead Paint Abatement and Demolition/Construction Specialist
(719) 492-1096 Office
admin@adeptbuildingsolutions.com

7/26/2023

Revised 8/17/2023

PROPOSAL SUBMITTED TO:

Rajesh Patel
 954-646-9874
 Rsp0@icloud.com

PROJECT LOCATION:

22808 Hwy 160 West
 Walsenburg, CO

Scope of Work

Detailed Scope of Work: Adept will provide removal and disposal of asbestos containing building materials located in the above referenced property. This Scope of Work has been established by consulting with the building owner/representative and by means of an on-site walk and field verification of materials/quantities to be addressed. Adept's designed engineering controls and work practices for this project are subject to the approval of the authority having jurisdiction (Colorado Department of Public Health and Environment), CDPHE.

- Adept will comply with all federal, state, and local regulatory agency requirements applicable statutes, polices and regulations.
- Adept Building Solutions will provide the following: state certified labor and supervision, all supplies, equipment, and services necessary to properly remove the asbestos containing building material.
- With the use of State Asbestos Certified Staff, Adept will set up a regulated area, to include a decontamination unit and wind barrier that will be placed on a temporary fence. The temporary fence will be placed around the project site by the building owner/representative prior to Adept arriving to begin work.
- Adept will provide removal and disposal of friable asbestos containing waste from the site, after a fire has impacted these materials.
- Work will be completed with open air abatement practices, using an approved state variance.
- A third party air monitoring specialist will monitor wind speeds and will collect the air samples required for the state approved variance. Cosst for the air monitoring specialist is included in this bid.
- Contaminated soil will be removed to an area that extends 12 ft out surrounding the burn.
- Visible contaminated soil will be removed using state approved practices. Soil will be removed to 2 inches below any visibly contaminated/burned soil or to a depth that is hard packed and is no longer loose. This will be on the side of the structure that contains a chimney.
- Adept is only removing burn debris that is suspected to be asbestos containing. After this scope of work is completed, a structure will remain in place, to include partial walls, a concrete slab, pillars, asphalt, a chimney, etc.

Proposal Includes:

- Adept Building Solutions, LLC. shall provide Vehicle Insurance in the amount of \$1,000,000.
- Adept Building Solutions will provide Environmental/Contractors Comprehensive General Liability Insurance that includes \$2,000,000 occurrence coverage for asbestos related acts.
- Adept uses E-Verify pertaining to employees; to ensure verification of legal employment.
- An Asbestos State Permit is required for this project and any associated cost for this service, is included in this bid.
- Independent third-party final visual inspection is included in this bid.
- Transportation and disposal of ACM waste, to an approved asbestos landfill; is included in this bid.
- All project close out documents will be provided to the building owner upon receipt of final payment.

Proposal Excludes:

- Certified payroll labor rates are excluded from this bid.
- Costs for bonding are not included in this proposal.
- Any items not included in this proposal, or changes to proposed scope identified in this proposal
- The replacement of the removed material is excluded from this bid.
- The moving, relocating, salvaging, or inventorying of owner personal items and/or furniture is excluded from this bid. All items within the abatement area shall be removed by others; abatement area must be cleared at the time of containment construction.
- The proposal is being prepared with the assumption that the third party project manager required for asbestos projects in the state of Colorado exceeding 3000 sq ft of friable ACM will be waived by the building owner, should it be/become applicable to this project's scope of work. Adept qualifies for the waiver of this project management oversight, since we have no violations of regulation on record with the state of Colorado. Adept will send the owner a form to sign and notarize, authorizing the waiver of this oversight.
- If the third party project manager is not waived, the owner will be responsible for any fees/costs in this area, and Adept will provide an alternate cost to provide consulting hours with the third party project manager and to modify engineering controls/work practices/methods of removal as needed, through working with the third party project manager.

Additional Notes:

- No additions or other changes in this proposal amount or scope of work will be performed without written authorization. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or other delays beyond our control. Once site work has started Adept will continue working to complete the abatement in a timely manner.
- Please note that weather may impact the ability of the team to complete or proceed with work, due to wind and precipitation.
- Client will carry fire, tornado, and other necessary insurance.
- Upon arrival to the job site, the condition of the building must be in the same condition it was in at the time of the bid walk and bid construction process (aside from personal/salvage items being removed from the work area). If for whatever reason the building condition is altered, to include impact or damage to structure, illegal dumping, restriction/assessibility to the job site, or other construction activities are occurring, costing is subject to change.
- This proposal is intended for the view and use ONLY by the individual or entity identified/specified as "PROPOSAL SUBMITTED TO." Adept asserts its right to protect the information in this proposal as "Confidential" information and prohibits it from being shared by anyone with any third party or kept or used in any way by any third party, except as mandated by law. Adept will always reserve its right to enforce this provision as law allows.
- If the state of Colorado mandates engineering controls that were not planned for when this cost proposal was generated, costing is subject to change. This would be discovered during the permit application process.

Job Specific Requirements:

The work outlined in this proposal will require water and electrical sources. Adequate electrical power to run all abatement equipment necessary shall be provided by the building owner at no additional cost to Adept Building Solutions. The cost presented by Adept excludes electrical work. The owner/owner representative will be responsible for ensuring that all power to the 4 apartment units is properly disconnected before work begins and that there is a temporary electrical service established, allowing Adept the use of 3 50 amp temporary power whips.

A spider box or breaker panel box will be provided by Adept, but the owners electrician must provide multiple 50amp breakers and properly connect the spider boxes to the electrical source. Water source must be within a 50ft range of the containment area. If the project occurs during cold weather; owner is to provide a disconnect at the main and provide a tap into Adept source to prevent freezing. The re-connection or sauntering of pipes by a licensed plumber may need to occur at project end and is the responsibility of the building owner.

The state regulations for asbestos removal require the use of nails, staples, and adhesives to construct a regulated area. Adept cannot be held responsible for damage caused as a result of using these items to construct the regulated area/containment.

BID-PROPOSAL COSTS AS FOLLOWS:

\$78,837.00

Payment Structure: 1/2 of the total amount due (down payment) is due at the start of the project; with the remainder 1/2 (final payment); due upon job completion. This proposal may be withdrawn by us if not accepted within 30 days.

ADEPT BUILDING SOLUTIONS, LLC.

Jimmy L Valdez, President

SIGNATURE OF AUTHORIZED CLIENT REPRESENTATIVE:

NAME (Print) James Valdez TITLE (Print) owner
Date of Acceptance by Authorized Client Representative 9/18/2023

ACCEPTANCE OF PROPOSAL: The above prices, estimates and conditions are satisfactory and are hereby accepted. Adept Building Solutions, LLC is authorized to do the work as specified. Payment will be made to Adept as outlined above. Payments not made in accordance with contractual agreements are subject to accrual of interest and waste storage fees. We understand that non-payment for work performed by Adept will make us liable for the payment to Adept for legal fees and court costs, and other costs as allowed by law that Adept may incur in pursuing collection of payment for the work performed.

Item 7e.

**I-25 WALSENBURG, INC
DBA SPANISH PEAKS INN**
22808 W HWY 160
WALSENBURG CO 81089

82-13/1021

DATE 9-27-23

PAY TO THE
ORDER OF

Adeft Building Solutions

\$39,418.50

Thirty-nine thousand four hundred eighteen Dollars and DOLLARS
50/100

First National Bank in Trinidad
Walsenburg, CO 81089

MEMO _____

mfrates

⑆ 102100138⑆

715484⑈

Item 7e.



Spanish Peaks
22866 W. Hwy 160
Windsorburg, CO 81089

Adept Building Solutions
P.O. Box 7853
Colorado Springs, CO 80933

