



## **PARKS AND TRAILS COMMISSION - SPECIAL MEETING AND WORKSHOP**

**Tuesday, October 22, 2024 at 5:00 PM**

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

**\*LIVE STREAM available on Town website\***

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### **AGENDA**

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*This agenda is subject to revision 24 hours prior to commencement of the meeting.*

#### **Call to Order**

#### **Roll Call**

#### **Business Items**

- [1.](#) Review/Consider Quotes for Pavilion Roof

#### **Adjourn**

#### **WORKSHOP**

- Planning Discussion of Broomball Tournament
- Discussion to Plan for Park Clean Up - Church/School Group
- Brainstorm Discussion of Elephant Rock "Park" area Vision/Design
- Discussion Trail Bordering Private Property Fence/Signage Policy

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#### **Americans with Disabilities Act**

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Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

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#### **Notice**

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Notice is hereby given that more than two members of the Board of Trustees may be present; however, there will be no action taken by the Board of Trustees at this meeting.



Item 1.

## ROOFING QUOTE

OCT 02, 2024

## REID WIECKS

reidwiecks@gmail.com  
7192085826

290 SH-105  
Palmer Lake, CO  
80133

raptorroofllc@gmail.com  
7195089045

# INTRODUCTION

Hi Reid,

**We recognize that safeguarding the people and possessions that hold the most value to you is of utmost importance.** Your roof serves as the primary shield against the forces of nature, shielding your home from the elements and ensuring that everything inside remains safe and dry.

Thank you for the opportunity to quote on the repairs and improvements to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Levi T  
raptorroofllc@gmail.com  
7195089045

# INSPECTION



Tear off existing roof system replace with max rib metal system.



Replace damaged OSB.



# METAL ROOF SYSTEM

Description	Qty	Unit price	Line total
<b>Metal Roof System</b>			
Metal Roof System Install - Metal Roof System Install - 7.68 SQ w/ waste Rake Edge Metal Drip Edge Metal Synthetic Felt Fastners Closures w/adhesive Foam inserts "Ridge" Ridge Cap Panels Labor Tear Off & Haul Away/Clean Up Panels - Max Rib profile "Evergreen Color" 26GA- Class 4 Metal	8	\$700.00	\$5,600.00
Redeck - Re-deck Per Sheet	29	\$115.00	\$3,335.00
Building Permit - Re-Roof Permit Per City Requirements not included see note below. "Pending Boards decision if needed."	1		

<b>Estimate subtotal</b>	\$8,935.00
<b>NO TAX SALES (0.0%)</b>	\$0.00
<b>Total</b>	\$8,935.00

# TERMS AND CONDITIONS

## TERMS & CONDITIONS

**Binding Contract:** This Estimate is valid for 30 days. During said 30 days the Estimate is subject to change or revocation by Contractor without notice. Except to the extent Contractor exercises its right to change and/or revoke the Estimate, the Estimate shall constitute a binding agreement "Agreement" upon acceptance by Owner(s). The date of such Agreement shall be the date of Owner(s)' acceptance. provided that the Customer(s) shall be responsible to pay: (1) Building Code required repairs; and (2) any emergency repairs. Customer further agrees that any supplemental work found and agreed upon that is necessary and is included in the Work.

**Contractor:** Shall mean Raptor Roofing LLC

**Contract Price:** Shall mean the Estimate Price as adjusted by the net of any written change orders.

**Payment of Funds and Deposits:** Except as otherwise agreed between Owner(s) and Contractor, Owner(s) agrees to pay Contractor the Contract Price in cash, check, ACH Transfer or credit card equivalents, according to the following schedule:

**A. Roof Replacements:** 50% of Total approved estimate after materials have been delivered. 50% of Total Estimate upon completion of project.

**B. Repairs:** 100% after completion of work.

This agreement between the parties for the work consists of the following documents: (i) this contract, including the terms set forth, (ii) documents describing the scope and price to repair the damage; and (iii) any change orders or addenda that may be subsequently added by the parties. Customer acknowledges and agrees that this Agreement merges all agreements between the parties, and any representations not expressly contained in writing herein are not included.

**Late Payment / Service Charge:** Any funds owed greater than 30 days from completion of Work are subject to a service charge of 1.5% per month on the unpaid balance.

**Defects:** Owner understands that there may be existing defects which may not be discoverable until work has commenced. Unless specifically included in the work description and specifications, the cost for labor and materials to repair such defects is not included in the Contract Price. Owner(s) and Contractor agree that the cost for labor and materials to repair such defects will be estimated in writing as needed at the time of discovery and, upon written acceptance, the cost for same will be in added to the Contract Price.

**Changes in Agreement:** This Agreement, the work description and specifications, and the Contract Price shall not be modified except by written change order. A change order may be formalized by email correspondence between Contractor and Owner(s).

**Contractor Responsibilities:** Contractor agrees to perform the work description and specifications as outlined in the Estimate and any agreed written changes incorporated into this Agreement.

**Work Schedule:** All specifications for the work (shingle style & color, aluminum color, etc.) must be finalized prior to obtaining a final schedule date. Contractor agrees to perform the Work in a good and workmanlike manner with reasonable dispatch in accordance with the specifications contained herein. The Contractor is responsible for establishing scheduling and

sequencing of the work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, labor strikes, labor shortages, lockouts or other causes beyond Contractor's control.

**Materials:** Except as otherwise set forth in a writing between Owner(s) and Contractor, Contractor will provide necessary materials to complete the work per the work description and specifications. Contractor shall not be responsible for an exact match of any materials, including but not limited to, roofing, siding, metal work, and shingle shading. Owner understands and acknowledges that unless otherwise agreed to in writing, all materials provided by Contractor are the property of Contractor and any unused materials as of the completion of the work will be retained by Contractor and removed from Owner(s) property.

**Safety:** In order to comply with OSHA regulations regarding mandatory fall protection & safety procedures, safety equipment may be installed prior to work beginning and removed upon project completion. If powerlines are too close to the work area Contractor will contact the power company to, at the power company's discretion, either have the power lines covered with protective equipment or shut off while Contractor is performing work. Any costs and fees associated with power company's services shall be the responsibility of Owner(s). Contractor will endeavor to minimize any charges or inconveniences. Our main concern is the safety of our employees and we will take all/any precautions deemed necessary.

**Owner Responsibilities:** Owner(s) warrants to Contractor that he/she/they is the legal owner of the property. Owner(s) agrees to provide to Contractor electric power and water for construction purposes at no charge to Contractor. Owner(s) shall make himself/herself available during work for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required. Owner(s) acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The noise, debris, and vibration generated from the work may cause inconvenience to Owner(s) and changes to Owner(s) property including but not limited to: interior wall cracks, flaking of wall paint, debris falling into attic, dust, disturbance to shrubbery and lawns, small divots or ruts in yard from equipment such as Equipter, small divots in the driveway from equipment such as roll-off containers and dump truck. As a precaution, Owner(s) shall remove from walls or ceilings items such as, but not limited to, chandeliers, paintings, pictures and any breakables. Owner(s) shall remove or move at least 10' away from work area any outdoor furniture, grills, planters, etc. Contractor shall not be responsible for any of the aforementioned property damage or for any inconvenience experienced by Owner(s) as a normal consequence of the work.

**Building Permits:** If permit is required, this will be the Contractor's responsibility to obtain from your building department, all work performed requires a building permit. Unless specified otherwise by building department.

**Limitation of Liability:** Owner(s) acknowledges that at no time shall Contractor's liability exceed the total amount charged for the work performed under this Agreement. Contractor shall not be liable for any defects which are characteristic to the particular materials such as cracks, splits, and shrinkage or warping of wood or lumber, etc. some damage may occur to stucco or siding during tear off or installation of flashing along exterior walls that is unavoidable contractor will not be liable for these damages. Contractor will not be liable for any flat tire events or injury to pets or people from debris on, as we cannot guarantee that all nails and or sharp debris is removed from property. Property will be swept with a magnetic tool in attempt to remove as much of the debris and metal objects from the property.

**Owner Insurance:** Owner(s) agrees to carry homeowner's insurance covering fire, theft, storm, and damage to the property including, but not limited to, landscaping, trees, shrubs, driveways and walkways in sufficient amounts to cover the work and materials under construction by the Contractor and agrees to compensate the Contractor for losses sustained by these conditions. Contractor shall, in amounts and with carriers subject to Contractor's sole discretion, provide workers' compensation and liability coverage for the Work.

**Contractor Insurance:** Contractor agrees to maintain liability insurance covering personal injury in an amount not less than \$1,000,000 and insurance covering property damage caused by its work in an amount not less than \$1,000,000. Auto for Non-Owned \$1,000,000.

**Escalation clause for Specified Building Materials:** The contract price for this project has been calculated based on the current prices for the component building materials. However, the market for the building materials is considered to be volatile, and sudden price increases could occur. Contractor will use our best efforts to obtain the lowest possible prices from available building material suppliers. In the event there should be an increase in the prices of the building materials that are

purchased after execution of the contract, the Owner agrees to pay the cost increase. Contractor will notify the Owner of material increases before a purchase is made.

**Service Calls:** Service calls requested by the Owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by the Contractor to be a non-warranted item, the Owner will be charged for the service call or Work performed at Contractor's established rate of "\$125".

**C.R.S. 6-22-103 Notice:** if applicable, Contractor shall hold payment in trust for residential roofing until roofing materials have been delivered to your property or the majority of the roofing work has been performed. You may rescind this Agreement at anytime prior to midnight of the third business day after the date of your signature and obtain a full refund or within 72 hours of receiving notification of a denied claim from your insurer by sending a written notification of cancellation by e-mail or written correspondence to the address above.

THIS AGREEMENT DOES NOT OBLIGATE CONTRACTOR IN ANY WAY UNLESS CONTRACTOR ACCEPTS THE SCOPE AND PRICE FOR THE WORK RELATED TO THE CLAIM. By Customer signature, Customer acknowledges and agrees that it understands and accepts this agreement, that Contractor will perform the Work subject to the terms of this Agreement including the additional terms and conditions.



## LIMITED LIFETIME WARRANTY

**Contractor Workmanship Warranty:** Contractor warrants its workmanship against defects in the workmanship with a limited lifetime warranty that you reside at the property from the date of completion of the work. However, said warranty shall be null and void under the following circumstances: (1) if Owner(s) fails to pay any sum owed to Contractor under this Agreement and any applicable change orders; (2) if Owner(s) fails to provide written notice to Contractor within ten (10) days of discovering any defect in Contractor's workmanship; (3) if Owner(s) permits any third party to alter or repair any of the work performed by Contractor in any way; (4) if defect is the result of Owner(s) failure to properly maintain and clean gutters at least twice per year; or (5) if defect is the result of Owner(s) failure to provide normal and routine care and maintenance as to the work. (6) if Owner(s) fails to schedule roof inspection **Once every 2 Years or directly after a major storm event "wind storm 90MPH+, Hail, Tornado."**

**Contractor does not warrant the labor of items such as caulking materials, sealant, reflective coatings, painted surfaces, or metal materials. Contractor does not warrant work that has been impacted by major storm events such as Hail/Wind/Tornados.**

**Material Warranty:** Contractor does not warrant the materials used to complete the Work. Material warranty shall be limited to manufacturer's warranty of materials according to the terms and conditions of said manufacturer warranty. In addition, Contractor does not warrant the material of items such as, but not limited to, caulking materials, sealant, reflective coatings, painted surfaces, metal materials, or the possible failure of these items.

**Customer**

Reid Wiecks

**Project address**

290 SH-105, Palmer Lake, CO

**Date Project Completed**

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Thank you again for choosing to complete work on your property. We trust you had a great customer experience!

# AUTHORIZATION PAGE

**Metal Roof System**

\$8,935.00\*

**Name:** Reid Wiecks

**Address:** 290 SH-105, Palmer Lake, CO

\*Includes taxes

Estimates valid for 30 days from date of estimate / A 50% deposit is required after material is delivered.

## Customer Comments / Notes

**Reid Wiecks:**

**Date:**

Client: Reid  
Property: Monument Pavilion  
Monument, CO 80903

Operator: JASON

Estimator: Jason A.  
Position: Owner  
Company: Angel Roofing CO LLC  
Business: 6510A S. Academy Blvd. Suite 329  
Colorado Springs, CO 80906

Business: (719) 877-6631

Reference: Jason Angel  
Position: Owner  
Company: Angel Roofing CO LLC | License#26105  
Business: 6510A South Academy Blvd. Suite 329  
Colorado Springs, CO 80906

Business: (719) 877-6631  
E-mail: Jason@angelroofingco.com

Type of Estimate: Other

Date Entered: 10/5/2024

Date Assigned:

Price List: COCS8X\_SEP24

Labor Efficiency: Restoration/Service/Remodel

Estimate: MONUMENT\_PAVILION1

**MONUMENT\_PAVILION1**

**MONUMENT\_PAVILION1**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Tear off, haul and dispose of comp. shingles - Laminated	8.00 SQ	74.14	0.00	0.00	593.12
2. Metal roofing - Pro-Panel	800.00 SF	0.00	7.39	111.52	6,023.52
4. Sheathing - OSB - 1/2"	800.00 SF	0.00	1.60	49.20	1,329.20
5. Ice & water barrier	800.00 SF	0.00	2.00	32.80	1,632.80
6. Hip / Ridge cap - metal roofing	32.00 LF	0.00	7.37	7.61	243.45
7. Drip edge	114.00 LF	0.00	3.26	10.84	382.48
8. Credit	1.00 EA	0.00	-1,000.00	-33.62	-1,033.62
<b>Total: MONUMENT_PAVILION1</b>				<b>178.35</b>	<b>9,170.95</b>
<b>Line Item Totals: MONUMENT_PAVILION1</b>				<b>178.35</b>	<b>9,170.95</b>

**Grand Total Areas:**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
910.60 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
794.67 Surface Area	7.95 Number of Squares	177.67 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

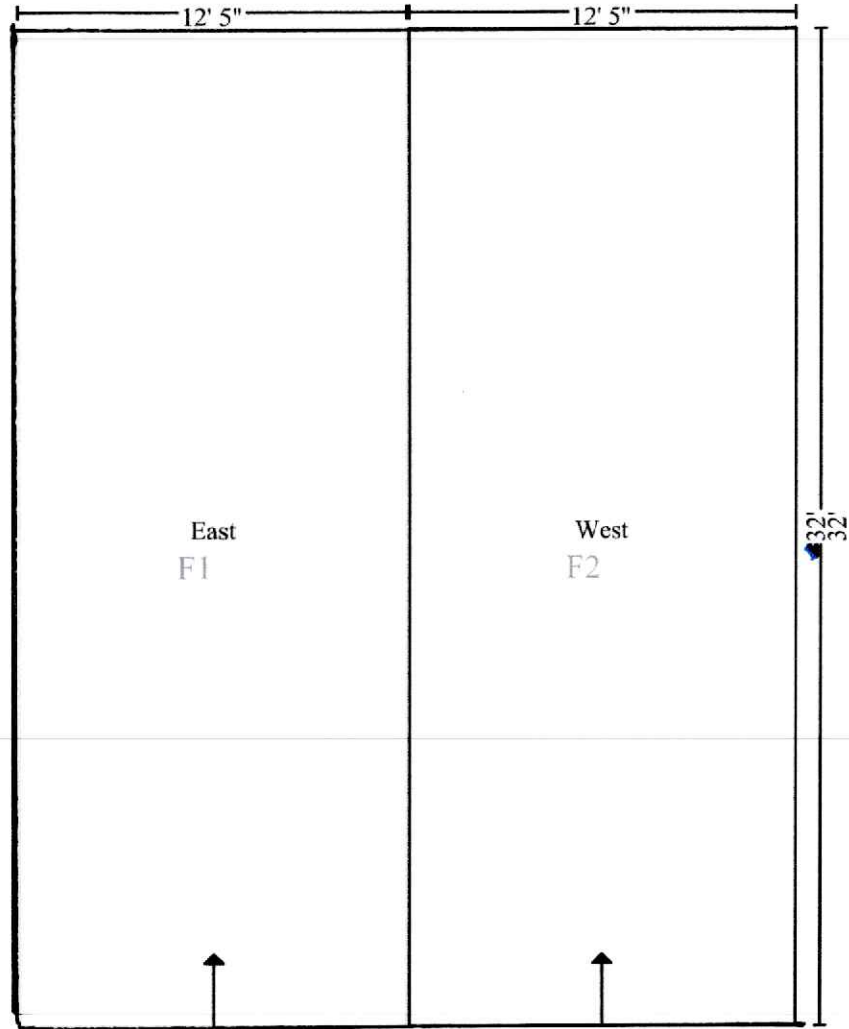
## MONUMENT\_PAVILION\_2

## MONUMENT\_PAVILION\_2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
9. Tear off, haul and dispose of comp. shingles - Laminated	8.00 SQ	74.14	0.00	0.00	593.12
10. Standing seam metal roofing	800.00 SF	0.00	8.91	296.51	7,424.51
11. Sheathing - OSB - 1/2"	800.00 SF	0.00	1.60	49.20	1,329.20
12. Ice & water barrier	800.00 SF	0.00	2.00	32.80	1,632.80
13. Hip / Ridge cap - metal roofing	32.00 LF	0.00	7.37	7.61	243.45
14. Drip edge	114.00 LF	0.00	3.26	10.84	382.48
16. Credit	1.00 EA	0.00	-1,000.00	-33.62	-1,033.62
Total: MONUMENT_PAVILION_2				363.34	10,571.94
<b>Line Item Totals: MONUMENT_PAVILION_2</b>				<b>363.34</b>	<b>10,571.94</b>

**Grand Total Areas:**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
910.60 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
794.67 Surface Area	7.95 Number of Squares	177.67 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Main Level



**Campbell Roofing Inc**  
5027 List Dr  
Colorado Springs, CO 80919  
Phone: (719) 573-9395

Fax: (719) 573-9052

**Company Representative**  
Josh Pingleton  
Phone: (719) 233-7581  
josh@campbellroofinginc.com

**Dawn Collins**

Elephant rock- palmer lake parks and trails  
NA, CO NA  
(719) 208-5826

Job: Dawn Collins

**Roofing Section**

	Qty	Unit	Per Unit Charge	Price
Tear Off, Haul and Dispose of Comp. Shingles - Laminated Removal of 1 layer of shingles	7.68	SQ	\$76.72	\$589.18
Add. layer of comp. shingles, remove & disp. - Laminated Removal of second layer of shingles	7.68	SQ	\$48.06	\$369.10
Roofing Felt - 15 lb. Free upgrade to synthetic roofing underlayment	7.68	SQ	\$42.27	\$324.63
Metal roofing Purchase and install Pro Panel 2 metal roofing with waste Color: Green	8.00	SQ	\$832.00	\$6,656.00
Eave trim for metal roofing - 26 gauge Eave trim Color: Green	64.00	LF	\$6.66	\$426.24
Gable trim for metal roofing - 26 gauge Rake trim Color: Green	48.00	LF	\$7.42	\$356.16
Hip / Ridge cap - metal roofing Ridge cap for metal roofing Color: Green	32.00	LF	\$7.37	\$235.84
Sheathing - OSB - 7/16" Remove and replace decking as needed. Rotten decking is present with leaks and exposed decking.  Approximately 6-10 sheets  Cost per sheet as needed: +\$92.32	1.00	EA	\$0.00	\$0.00

**\$8,957.15**

**Material Tax and Permit**

	Qty	Unit	Per Unit Charge	Price
Material Taxes	1.00	EA	\$0.00	15

Material Tax included in line item pricing.  
\*Tax exempt customer\*

Permit	1.00	EA	\$135.00	\$135.00
Pikes Peak Regional building permit.				
Structural Waiver	1.00	EA	\$0.00	\$0.00
Open air gazebo wobbles side to side when moving on top of the roof.				
Campbell Roofing is not held responsible for collapse or further damage to the structural integrity of building.				
				<b>\$135.00</b>

**TOTAL** **\$9,092.15**

Starting at **\$176/month** with  **ACORN FINANCE** · [APPLY](#)

**CONTRACT CONDITIONS**

This contract constitutes the entire understanding of the parties, and no other understanding, collateral or otherwise, shall be binding unless in writing signed by both parties. Payment to Campbell Roofing, Inc (hereinafter called CRI) as provided in the Contract shall be due and payable in FULL upon substantial performance of work by CRI. Owner agrees that no part of the contract price will be held pending city inspections or work orders thereof. This Contract shall become binding only upon written acceptance by CRI, an authorized agent, or upon commencement of the work. All legal collection charges resulting from lack of payment will be the responsibility of the customer. Owner further agrees that there may be a mechanic's lien applied to this property if payment is not made within 60 days after performance of the agreement. In the event of nonpayment, a service charge in the amount of the monthly legal allowable amount and/or interest may be added to the contract until the account is paid in full. The Limited Warranty provided by CRI pertains to the labor/installation only. The manufacturer is responsible for any warranty pertaining to their product which is handled separately from installation. CRI does not manage or administer a warranty associated with possible product failure. The CRI labor warranty is null and void if the full payment due CRI remains unpaid ninety (90) days following completion of the contract, or upon the occurrence of any event rendering the materials warranty voidable, including any and all Acts of God. CRI is not be responsible for workmanship or interior damage beyond expiration of labor warranty – 5 years from date of installation.

**TERMS**

1) All proposals are subject to approval of CRI Management. 2) Replacement of deteriorated decking/plywood, fascia boards, heat stacks, flashing or other materials, unless otherwise stated in this contract, are not included. If additional work is required, you will be notified, and a price for corrections will be provided. This work will be submitted to your insurance company; however, if they do not cover the work, the expense is the sole responsibility of the homeowner. 3) Skylights that are sealed to the inside drywall may cause interior damage when the seal is removed. The interior work is not covered in this agreement. Work will be submitted for insurance review, but if denied, any expense would be the responsibility of the homeowner. 4) Satellite dish calibration is the responsibility of the homeowner. 5) This proposal will expire thirty (30) days from the date issued unless extended in writing by CRI. Due to fluctuations in cost of materials we reserve the right to revise our price as necessary with costs in effect at that time. 6) If the purchaser cancels this agreement or changes material selection once the product has been delivered, the owner agrees to cover any fees associated with the cancellation or change. The fees can include, but are not limited to restock fees imposed by the supplier and any administrative fees such as permit fees. 7) Labor warranty does not cover damage to roofs or interior caused by lightning, excessive wind, hail, impact of foreign objects or other violent storm or casualty, or damage to roofs due to settling, distortion, failure or cracking of the roof deck. CRI is not responsible for damage to walls, ceilings, sheetrock or any pre-existing construction flawed areas which may result from repairs or installation. 8) CRI is not responsible for cracked cement, punctured a/c lines, or damage which could be averted by customers due diligence with reasonable notice. 9) Purchaser hereby acknowledges that CRI may be subject to delays occasioned by inclement weather, labor, and material supply shortages which are beyond the control of the Contractor, and Purchaser hereby accepts any delays occasioned by one or all of these circumstances in the installation of their roof.

**CONSUMER PROTECTION/RESIDENTIAL ROOFING BILL OF RIGHTS (CO SB38)**

1) Insurance: Liability - Obsidian Specialty Insurance CO(PTCGL00000035202 exp. 11/01/2024 Worker's Comp - Pinnacol Assurance (4049265) exp. 11/01/2024. 2) Cancellation Policy: - Owner may cancel signed agreement within 72 hours of signing with a full refund of any and all deposits. In addition, contract may be cancelled if insurance denies part of the whole claim. 3) Deductible: Contractors are not allowed to waive, pay or rebate the homeowner's insurance deductible in part or in whole. 4) Deposits: Any deposits received from the customer will be held in trust until materials are delivered to jobsite, or until the majority of roofing work has been completed. In addition, any payments or deposits will be returned to the customer within 10 days of contract cancellation. 5) Jurisdiction: SB38 applies to all residential roofing contracts that exceed \$1,000 in value. For additional information regarding SB38: [https://assets.noviams.com/novi-file-uploads/cra/pdfs-and-documents/SB38\\_RESIDENTIAL\\_ROOFING\\_BILL\\_OF\\_RIGHTS.pdf](https://assets.noviams.com/novi-file-uploads/cra/pdfs-and-documents/SB38_RESIDENTIAL_ROOFING_BILL_OF_RIGHTS.pdf)

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

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Date

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Customer Signature

\_\_\_\_\_  
Date