



LORIAN @ Prospect Creek

Homeowner's Association

June 18, 2020

TO: Lorian HOA Members
FR: Lorian Board of Directors
SUBJ: Lorian Roof Update

Fellow Owners,

I hope everyone has had a great start to the summer. Now that winter is over in Mountain Village, we are ready to begin the much-needed roof replacement project.

I would personally like to thank each owner for your prompt attention to the special assessment. At this point, all funds are in place with no outstanding assessments. By meeting the deadline, we were able to begin executing contracts as we had proof of financial capability. Thanks again to all for your diligence.

On the June 10, 2020 Board meeting, the roofing contract was formally awarded to Lallier Construction, Inc. (LCI) by unanimous approval from the Board and Roofing Committee.

As of June 16, 2020, all contracts, agreements, and insurance policies with LCI and Full Circle have been executed. Permits for design have been approved by Mountain Village. LCI is in the process of finalizing building permits.

The project is scheduled to begin June 29 (roof demolition) and is expected to be substantially completed by November 30, 2020. In an effort to complete the project as soon as practical, we expect LCI to work six days a week (Monday through Saturday) the first 3-4 weeks and then Saturdays after that as needed to make up for weather or other delays. You can also expect at least a ten-hour workday, and possibly even twelve-hour days (7am-6pm) to expedite the project. During this time access will be impacted in various areas and Full Circle will be communicating those details regularly.

The pool and spa are currently open right now. We will need to close it when actual construction begins, which will probably be the week of June 29. The spa will be closed for a period during demolition

and materials prep but we are hoping to be able to have it open during much of the construction. We will provide details and on-site signage on spa usage as the project unfolds.

Thank you again for all the support, input, and involvement. This is a significant undertaking and the Board and Roofing Committee have worked diligently to make sure we get a roofing system that will preserve our beautiful investments for years to come.

With Best Regards,
Christy Agan,
President

Additional Board Members

Jim Cassel
Mark Wilson
Paula Malone
Jana Faragher