

**From:** [Grant Benton](#)  
**Subject:** Woodcreek - Fall Update  
**Date:** Thursday, September 10, 2020 10:59:08 AM  
**Attachments:** [Wood Creek Estimate 8-20 OKd to Do.pdf](#)  
[100906-1.jpg](#)  
[101047-1.jpg](#)  
[105812-1.jpg](#)  
[110915-1.jpg](#)  
[102018-1.jpg](#)  
[Unit-#103-Wood-Creek-Fireplace-Report-08-23-2020-11-58-AM \(1\).pdf](#)  
[Unit-#303-Wood-Creek-Fireplace-Report-08-23-2020-02-26-PM.PDF](#)  
[Rules and Regulation for the Wood Creek Condominiums Owners APPROVED 12 ....pdf](#)  
[BOD Meeting Minutes.pdf](#)  
[HOA Minutes 2020.pdf](#)

**Importance:** High

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Woodcreek Owners:

Well, winter showed up a little earlier than expected. We got around 7" of wet snow – which definitely helps with the wildfires around the State. Back to the mid-60's soon!

1. The HOA hot tub is scheduled to close for the season on October 12<sup>th</sup>, and to reopen when the ski season begins. We are working with the Board to see if we should close it on October 12, change the date, or keep it open.
2. As directed CBL has been cleaning more and on a regular basis. If you see anything we might have missed please call 970 349 2449.
3. Rules... The Rules are attached. Please share them with your friends, family, and tenants.
4. We planted more flowers around the complex – most at the entry.
5. We added more grill tools and have cleaned the common area grill on a more regular basis.
6. CBL is scheduling to camera the 1<sup>st</sup> floor drain lines. This will help us see how those drains look.
7. The conference room/apartment work: Wanda K and Jeff spoke with the manager of the crew that is doing the rehab on Gateway. They would like to bid on remodeling the conference room. They are located in Denver. We hope to meet with them soon.
8. From Randy with SGM Engineering about the parking lot: SGM is still in Phase 1, Preliminary Planning, for the parking lot improvements. As you and I last discussed, we have been putting together the third of three conceptual layouts but recently needed to obtain some additional field measurement of retaining walls along the edge of the asphalt, for being able to better show the proposed grading plan's interface with these areas. Luke and I discussed this again this a.m., in the context of scheduling and my plans for being on vacation September 11 – 27. He anticipates having the third concept completed this week. However, we may not yet have time before I leave on Friday to thoroughly review all three and prepare for presentation to the HOA for its review and comment, which we'd like to do before we finalize these and then put together the associated cost estimates. If not, this will be one of my top priorities upon return September 28.
9. Fireplaces: The Woodcreek Board has hired High Mountain Hearth Solutions (HMHS) to lock all fireplaces for the winter. Estimate: "Wood Creek Estimate 8-20..." is attached. Also attached are the reports from units 103 and 303. We have asked HMHS for a variety of bids, everything from full removal/replacement to self-supporting flues, to all gas and wood

burning options. We are meeting with a gas contractor from Colorado Springs on Friday 9/11 in order for them to draw up a bid for us.

10. We caught another person damaging the security cameras in the Woodcreek entry. We tracked them down to CBMR employee, and CBMR fired them and sent Woodcreek the money it cost to do the repairs. This is the 3<sup>rd</sup> time we were able to use the security cameras to get justice. In the past we had one of the beautiful photographs stolen and the Montrose police found them and they paid Woodcreek back via the judge. Another time we caught long term tenants poaching the hot tub and they paid Woodcreek \$250 fine.
11. We will be performing fire extinguisher inspections and repairs over the next week or 2. We will need to get into all common areas and units. If you live in the complex please email Nick: [Nick@crestedbuttelodging.com](mailto:Nick@crestedbuttelodging.com) and he will be able to give you a specific date on when you can leave your fire extinguisher outside your unit.
12. We have attached the annual meeting minutes to this email. Reminder: There is info on the Woodcreek website: <https://www.woodcreeklodge.org/> Please share with your tenants (Rules are on there!) and your Realtor.
13. I am moving on... My last day is 9/19. Thank you all for working with me and letting me take care of your home and investment. You will be in excellent hands with Wanda and Sierra – and some guy name Rodney! Be safe.

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**From:** Rick Church

**Sent:** Monday, August 17, 2020 7:01 AM

**To:** Grant Benton <[Grant@CrestedButteLodging.com](mailto:Grant@CrestedButteLodging.com)>

**Subject:** Re: Fireplace Inspection\_WCL

Hey Grant good morning, I apologize for the delay in getting this report to you.

Unit 103 was found to not have any visible defects inside the chimney pipe, but inside the chase we found lack of required clearance, the chimney pipe was in direct contact with the combustible building materials.

We were not able to get access inside unit 203 for a scan of the chimney pipe, but inside the chase we found lack of required clearance, the chimney pipe was in direct contact with the combustible building materials.

Unit 303 was found to have 3 serious issues.

1) The interior liner of the chimney pipe has broken down and the joints are failing. This is not due

to a chimney fire, there is no discoloration or other signs of excessive heat. This is simply due to the age of the pipe and years of normal use which is breaking down the metal and causing the joints to fail.

2) In multiple places the chimney pipe joints were found to be damaged from improper installation.

3) Inside the chase we found multiple places where adequate clearance has not been provided. The chimney pipe is in direct contact with the combustible building materials.

Because of the condition of the chimney in unit 303 where the metal is simply breaking down due

to normal use and age, it is my opinion that these chimneys are no longer safe to use due to age.

The metal of this liner has broken down and failed. Even with an interior scan we are not able to determine whether the joints of a chimney are about to fail, so even though some of these units may not show existing failed joints, they are all made of the same material at the same time and failure under normal use is a real possibility, and failure during a chimney fire is very likely.

I have attached a couple pictures, and will try to have a full report to you later this week.

Thanks,

Rick

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Sincerely,  
Grantly Benton

Assistant General Manager  
Colorado State Licensed Property Manager  
[Crested Butte Lodging & Property Management](#)

970-349-7683 office  
970-349-7520 fax

**Office Hours:** Tuesday - Friday from 8am to 5pm

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