

Project Title	Last Year Completed	Life in Years	Project Estimate	Estimated Project Year	Notes
Removed Common Deck Area (Safety Issue)	1980	30*	\$7,000	2014	To be paid for out of regular capital
Camera Sewage System (3 units)	1980	30*	\$15,000	2014	HOA will camera the lines every spring to determine damage pipes.
Legal: Yellow House & Decks	2014	n/a	\$6,000	2014	Approximately \$6,000 for updating our declarations & anticipated legal expense associated with YH
Sliding Glass Doors for Unit Decks	1980	20	\$3,000	2014	Per Declarations: The owners will be charge for the number of sliders they now have. No general special assessment.
Stain/Paint Trim/Decks	2000	10	\$8,500	2014	Also worked on walkways/added Grip Strut
Camera Sewage System (3 units)	2014	30*	\$3,000	2015	HOA will camera the lines every spring to determine damage pipes.
Chimney Replacement	1980	30*	\$120,000	2015	Just for flues (NOT fireplace inserts). Inserts are approximately \$5500 per unit.
Window Replacements	1980	35	\$1700 per window per unit	2016	Per Declarations: The owners will be charge for the number of windows they now have. No general special assessment.
Installed backflow prevention devices	Never	15	\$5,000	2016	Per CO Law we have to add backflow prevention devices on both buildings
Siding Stain	1980	40	\$70,000	2016	Hope this is the highest number for replacing siding (GB getting Bids 2016). Staining estimate \$70,000. Should stain every 7 +/- years
Camera Sewage System (3 units)	2015	30*	\$1,200	2016	HOA will camera the lines every spring to determine damage pipes.
Camera Sewage System (3 units)	2016	30*	\$5,000	2017	HOA will camera the lines every spring to determine damage pipes.
Initial Wall Work	1980	30	\$35,000	2018	Survey, site map, engineer evaluation
Camera Sewage System (3 units)	1980	30*	\$5,000	2018	HOA will camera the lines every spring to determine damage pipes.
Retaining Wall	1980	80	\$498,139	2019	Wall rebuild and engineering. M Johnson share = 19.1%
Camera Sewage System (3 units)	1980	30*	\$5,000	2019	HOA will camera the lines every spring to determine damage pipes.
Camera Sewage System (3 units)	1980	30*	\$5,000	2020	HOA will camera the lines every spring to determine damage pipes.
Bring All Unit Decks Up To Code/New Boards	1980	30*	\$145,000	2021	Per Declarations: The owners will be charged for the number and size of deck(s) the owners have... ESTIMATE FROM BEN WHITE = \$4000 per deck.
Camera Sewage System (3 units)	1980	30*	\$5,000	2021	HOA will camera the lines every spring to determine damage pipes.
Paving / Grading	Never	20	\$90,000	2022	If Board wants to pave lot. Good to do this work along with the retaining walls so we can build in V pans/drainage, etc.
Camera Sewage System (3 units)	1980	30*	\$5,000	2022	HOA will camera the lines every spring to determine damage pipes.
Stain Siding on Both Buildings	2016	7	\$90,000	2023	
Replace Stairs	1980	40	\$170,000	2023	Depends on type of stairs/wood or metal/heated, etc. We are repairing sections at a time as needed.
Washer/Dryers (2 Pair)	1990	Leased	\$5,600	2023	Per insurance audit: Laundry room not up to code/need separate room. Could be up to \$8000 for new room
If paving is done - Need a seal coat	Never	2 to 3	\$4,800	2023	
Camera Sewage System (3 units)	1980	30*	\$5,000	2023	HOA will camera the lines every spring to determine damage pipes.
Camera Sewage System (3 units)	1980	30*	\$5,000	2024	HOA will camera the lines every spring to determine damage pipes.
If paving is done - Need a seal coat	Never	2 to 3	\$4,800	2025	
Camera Sewage System (3 units)	1980	30*	\$5,000	2025	HOA will camera the lines every spring to determine damage pipes.
Camera Sewage System (3 units)	1980	30*	\$5,000	2026	HOA will camera the lines every spring to determine damage pipes.
Camera Sewage System (3 units)	1980	30*	\$5,000	2027	HOA will camera the lines every spring to determine damage pipes.
If paving is done - Need a seal coat	Never	2 to 3	\$4,800	2027	

* Past due, or due this year

** Need Engineer Report

Disclaimer: This is not a Certified Reserve Study - Crested Butte Lodging and Property Management does not guarantee the above figures or time frames. CBL has been asked by the Timberline Board of Directors to assist them in making an *outline* of costs and time frame for projects in the near future.

These numbers are based on CBL's experience. For detailed planning CBL advises that Timberline HOA hire a professional Reserve Analyst or receive at least 2 bids from qualified, licensed, insured contractors.