

BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION, INC.

2472 Orion Way, Grand Junction, CO 81505

April 2026 – Roof Replacement Construction Kickoff Meeting #2

Wednesday, April 6th, 2026 at **5:30 PM – 6:30 PM**

<https://meet.google.com/oro-kqtj-osz?authuser=0>

Architectural Advisory Committee

Meeting Minutes

1. Call to Order at 5:30pm. Reroof filing one townhomes from our wind damage claim from 63pmh wind that took place in summer of 2024.
2. Introduction - We want to talk about the scope of work -
Jessica and Coppersmith Plumbing for the HVAC and Craning company with the process and the rooftop equipment. The homeowner owns the element of the HVAC unit – not a
Jessica explains that these units will likely double in price as the limited supply that is manufactured and in the state of Colorado. The supplier is unable to get the low knox - electrical service would then be needed if you don't get a current unit that is available. Colorado has approved the same EPA law that California has adopted.
We can cover the cost of the craning and replace the EPDM roof liner. If you want to use the old or new unit - we will replace the liner. If you don't want to have us touch the mechanical well and leave it all alone - that is fine. We will have a liability waiver.
3 options:
 1. Don't touch it
 2. Remove and replace the EPMD and reline the mechanical well and then re-install the old HVAC and accept liability may not work.
 3. Remove and replace with a new HVAC unit
3. Coppersmith Plumbing HVAC Presentation with Jessica. Approximate new cost is \$10,000 for a 14 SEER RPHPE-713. Register for a 10-year limited parts and compressor warranty/lifetime heat exchanger warranty available. Environmentally friendly R454B refrigerant. Downtime for the HVAC to be removed - 24/36 hours that it would really be off. You can look for another mechanical HVAC company if you'd like. Curbing would have to be made
4. Disconnect gas and electrical - attach to the crane. HMM crew goes in and replaces and the EPDM. If you can get things 6-8 feet from the base of the wall. If you have a BBQ or things that need to be protected, place under the roofed awning. We will be tarping things in the backyard. If the dumpster is in your driveway, we are hoping to have it there for just 2 days. Minimum of 10% and with a maximum of 40% of the shingles on and the county will inspect. Basically two days each building would be finished. Current rating is 30-year shingle. Upgrading to a 50-year warranty. Each homeowner would get a warranty and can transfer the warranty for 10-year workmanship warranty.

5. Insurance is still in progress. We have to get the open claim closed before we can get a new insurance policy. We have to get everything inspected before we can go to underwriting.
6. Liability waiver is for the HVAC equipment.
7. A HMM Roofing Replacement Presentation -
8. Community Member Q&A (30 minutes)
9. Adjournment at 6:34pm.