

May 12, 2026

Partners

Barbara R. Butler
Shelly S. Dackonish
William S. DeFord
Nathan A. Keever
Michael A. Kuzminski
Christopher G. McAnany*
Annie D. Murphy*~
Lauren F. O'Dell*
John R. Pierce+

Debbie and Guy Thomas
GLT Properties
921 25 Road
Grand Junction, CO 81505
Via Email to: debbiekthomas@aol.com

Dear Mrs. and Mr. Thomas:

Of Counsel

J. David Reed

This firm represents Brookwillow Village Homeowners Association. The Board has asked me to send you a letter in response to your request for three competitive bids for the roofing work to be paid for with insurance proceeds.

Associates

Caitlin B. Ceci^
Scott D. Goebel
Taylor J. McGaughey
Arie R. Mielkus
William T. Raley*
Maxwell B. Stahl'
Austin S. Williams

Thank you for reaching out regarding the roofing repair work. I understand your desire to see multiple bids for an association repair project. However, in this case, competitive bids were not obtained by the Board. Neither the community's governing documents nor the Colorado Common Interest Ownership Act (CCIOA) require the Board to obtain three competitive bids for repairs. In addition, these repairs are being paid for with insurance proceeds that are only available because of a complex adjustment process with the insurance carrier. The Board selected HMH Roofing ("HMH") because they were directly instrumental in working with a third-party claims adjuster and with our insurance carrier to obtain a contested claim payout with an accurate scope of work, and in maximizing the coverage made available to Brookwillow Village. Choosing a specialized contractor already familiar with the insurance claim details ensures efficiency, quality and consistent handling of the repairs and claim settlement without further delay.

Retired Partners

William H.T. Frey
Richard H. Krohn
Laird T. Milburn

D. J. Dufford
(1919-1998)

William G. Waldeck
(1923-2009)

Although a Unit owner obtained a bid from Bros Roofing and forwarded it to the Board, the Board was unable to consider it because of the prior process and commitment to HMH. The Board is confident in the contractor's ability to make the necessary roofing repairs and to do so without the budget allowed by the adjusted claim proceeds. The Board appreciates your interest in the maintenance of the community.

Sincerely,

Shelly S. Dackonish

+ Also admitted in Oregon
* Also admitted in Utah
~ Also admitted in Wisconsin
^ Only admitted in Utah
' Only admitted in New Mexico

Cc: Client

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