Message from the President

Hello all...

I trust that all of you had happy holidays. Judging from the turnout at our annual holiday party, I would say many did. Certainly, many of us were in the spirit of giving: the silent auction raised over $6,300 for the Steve Kertscher Memorial Scholarship fund...a stunning amount! Clearly, many were consummate veterans at silent auctions, as there was little in the way of bids until the last twenty minutes! Merle! You snake! Hope you’re enjoying the new gas grill!

I’d like to extend a sincere thank you to those who donated to the silent auction, and Keena Harris for working so hard to make it a success. Your generosity is truly a great deed. In 2008, we will be able to continue to support Eric Becceril at Front Range Community College, and hopefully extend the scholarship fund to continuing education opportunities for our trades-people who display a desire to better themselves. To me, this scholarship fund is one of the best things the SCBA has ever done.

Those of you who were at the holiday party may remember that I spoke about our successes of 2007 and the opportunities for even more in 2008. We’re facing an election year, and the opportunities for positive change in our industry and communities are upon us. I’m encouraging all of you to join the leadership of this Association in protecting this industry and the hard-working people in this community through good deeds. Join a committee, add your voice, and be selfless. There are opportunities on planning commissions and councils...even the Breckenridge Sanitation District needs new board members.

Christine Scanlan, our new District 56 State Representative appointed to Dan Gibbs vacated seat, returned my congratulatory phone call on Friday before Christmas. We briefly discussed the topics the SCBA has discussed with Dan Gibbs, and especially our efforts to tweak HB 1338. She noted her recollection of our letters to the editor last spring regarding the bill. I was encouraged to learn that her husband is a building contractor. She assured me he would be joining the SCBA in 2008! I’m hoping that we’ve found another political ally. I’m looking forward to meeting Ms. Scanlan and Ali Hasan (her 2008 election District 56 Republican opponent) before February.

Local government issues continue: After many months of waiting, it appears that a first draft of the Sustainable Building Code will be available for our review, supposedly by January 10th. Both Summit County and Breckenridge are looking hard at this code, and will probably try to move quickly to enact it. Keep an eye on your e-mail because we want your opinion, and we need it rather quickly. Once available, we’ll post the proposed ordinance to the SCBA website. Verne Hedges and Randy Barrientes donated a great deal of time and expertise to the advisory board for this code in 2006. We all owe them a big thank you for their time and input as they lead our final review of this proposed ordinance. Please have your written comments to Jane prior to the February membership meeting.

Some of you might ask why the SCBA is involved in an ordinance that adds yet another layer of bureaucracy that regulates our local industry. Well, an energy/green code has been coming for a while. We’re happy we had a couple members step forward and add their expertise, and we look forward to being able to further shape this code into something that works for Summit County. One other point is this: Breckenridge is looking at an arbitrary square footage cap for residential construction. The Sustainable Building Code could prevent this. If it must be regulated, setting minimums rather than maximums is better public policy. Anyway, we’ll see what they’ve finally come up with and whether we can support it or lobby for further revision.

Thanks for listening. Wishing you all a prosperous new year....

Dave Koons
SCBA Committee Members
(Committee assignments yet to be determined)

Charity Committee
Merle Klocke, Chair 513-5940

Communications Committee
Vacant, Chair

Education Committee
Brian Wray, Chair 468-8683
Clark Johnson 668-3402

Finance Committee
David Koons, Chair 468-2446
Clark Johnson 668-3402
Mary Patrick Moorefield 547-2047
Merle Klocke 513-5940

Golf Tournament Committee
Tom Eble, Chair 418-1438
Brad Flynt 453-2524

Government Affairs Committee
Michael Rath 453-2230
Dan Pins 390-9590

Home & Garden Show Committee
Mark Adolph, Chair 668-9415
Verne Hedges, Co-Chair 468-9966
Seppi Monroe 389-1466
Karen Wray 668-3998
Betty Naftz 668-6391
Linda Watkins, Bristlecone 668-8777

Membership Committee
Vacant, Chair
Seppi Monroe 389-1466

Parade of Homes Committee
Kim Fancher, Chair 668-3155
Betsy Burton 468-0573
Amy Poland 389-9750
Michael Rath 453-2230
Asa Armstrong, Summit Found. 453-5970
Gail McDonald 468-8700
Kouri Wolf 333-0303

Scholarship Committee
Murphy Funkhouser, Chair 468-0402

General Membership

When: Tuesday, January 8th
Time: 6:00 pm
Where: Holiday Inn in Frisco
Cost: $18 member cash price; $28 non-member cash price
Menu: Grilled Chicken w/white wine sauce
Sponsor: Sponsor(s) needed - Call the office for details

Topic: Yet to be determined

SCBA Members build the American Dream!

Board of Directors
David Koons, President 468-2446
Clark Johnson, Vice President 668-3402
Mary Patrick Moorefield, Sec’y/Treas. 547-2047
Verne Hedges, Past President 468-9966
Randy Barrientez 513-0777
Craig Campbell 453-5440
Tom Eble 418-1438
Kim Fancher 389-4017
Merle Klocke 513-5940
Seppi Monroe 389-1466
Mark Nunn 668-3811
Michael Rath 453-2230
Andrew Webster 668-0686
Brian Wray 468-8683
Welcome — New Members!!

Universal Forest Products
Jeff Espinoza
1201 E. S. Boulder Rd.
Lafayette, CO 80026
(303) 666-6800 phone
(303) 666-5123 fax
www.ufpi.com
jespinoza@ufpi.com
Design and manufacturing of roof and floor services, full service lumber yard.

THANKS for RENEWING!!

Aspen Grove Kitchen & Bath
BigHorn Materials
Breck Ironworks, Inc.
Century 21 Gold
Charles A Davis & Associates
Ebert Appraisal
Fazendin Brothers Colorado, Inc

George J Gruber Construction
Infinite Scope, Inc.
Slifer Smith & Frampton
SPLG Enterprises, Inc
Summit Combined Housing Authority
The Roofing Company

Historical Cabinets of Colorado
“Reclaiming History”

CABINETS & DOORS
MADE FROM
RECLAIMED TIMBERS
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Larry Sears
303-975-7342
or e-mail:
larry@historicalcabinets.com

Telluride Stone Company
Exclusive quarrier and fabricator of Telluride Gold™ & Heritage Series natural thin veneer. All materials also available in full size veneer.
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Moss Rock, Flagstone,
Boulders/GardenRock,
Limestone, Caps/Sills/Lintels
Hearth/Mantels
Custom fabrication capabilities.
SCBA Recognizes Members

The Summit County Builders Association at their Annual Holiday Party presented Builder and Associate of the Year Awards. The Associate of the Year was presented to Karen Wray from the Summit Daily News. Karen has been active in SCBA for a number of years. She has volunteered countless hours to the association, participated on the Home & Garden Show committee, public relations efforts and the Parade of Homes. The Builder of the Year Award was bestowed upon Michael Rath from Trilogy Partners. Michael is a member of the Board of Directors, Government Affairs Chair, and Parade of Homes committee member. He continues to be a visionary and exhibit out-of-the-box thinking. It was his inspiration for the Corporate Matching Sponsorship Program during the parade, which his company participated. This sponsorship raised an additional $8,000 for The Summit Foundation.

The 2008 Board of Directors was introduced during the evening’s festivities. The directors are: Randy Barrientes, RJB Development; Craig Campbell, J & E Development; Tom Eble, Cabernet Construction; Kim Fancher, Kim Fancher Design; Verne Hedges, Past President, Hedges Mountain Homes, LLC; Clark Johnson, Apex Mountain Homes; Merle Klocke, Alpine Bank; David Koons, President, Kodiak Enterprises; Seppi Monroe, Summit Stone Works; Mary Patrick Moorefield, Treasurer, Bank of the West; Mark Nunn, Edward Jones; Michael Rath, Trilogy Partners; Andrew Webster, McCrerey Fine Homes and Brian Wray, Mountain Log Homes.

SCBA President David Koons spoke about the successes, business challenges and membership growth during 2007. He commented about being better builders through education, and defending our industry and the jobs it supports. He noted the continued scholarship support to Erick Becerril, a local Summit High School graduate, whom is studying Construction Management at Front Range Community College. Dave also encouraged members to become active in the good deeds and the work of the association.

A report to members, SCBA Vice President Clark Johnson said over $76,000 had been raised in 2007 in charitable efforts. This did not include the proceeds from the evening’s silent auction. The evening culminated with a silent auction of donated items by members to raise funds for the SCBA Steve Kertscher Memorial Scholarship Fund. The auction and donations raised exceeded $6,800.
Parade of Homes Update

It is that time of year again (already!) to start planning for the Parade of homes. As most of you know we have had some growing pains these past 2 years and so we are revamping the POH Committee.

I am looking for sub-committee chairs in the following areas.

Judging and Awards chair; To organize and plan judging, find judges, set up judging, help with printing and tallying awards on the Friday of judging.

Awards dinner chair; Plan the Friday night awards dinner and cocktails. We already have the Silverthorne Pavilion reserved for that night and have begun preliminary discussions with Hearthstone for the catering.

Media chair; This position has already been filled by Amy Poland of Colorado Resort Publishing media.

Builders chair; To work with builders on making sure their information for their entries is completed and received on time by all who need it.

Charitable chair; Will work with The Summit Foundation to ensure that all times that require volunteers are filled and supplies are on hand.

All of these chairs will need committees also. We would love to have any and all interested in working on the Parade of Homes this year to help us in any capacity. Please feel free to call me with questions or to sign up for a committee.

Our first meeting will be Jan. 21st at 4pm at the SCBA office. We meet approx. twice a month until July and then only once a month until the parade. POH dates this year are Sept. 20, 21, 27 and 28.

Thank-you,
Kim Fancher
POH Chairman
970-389-4017

Support the advertisers in your newsletter. Their advertising helps keep your cost down.
On The Homefront

Happy New Year Everyone!

This will be an interesting and challenging year, both locally and statewide. Your representatives plan to be a very vocal and constructive force at both levels on issues that affect you. Some of you have requested "talking points" on the issue of inclusionary zoning. We will update those in the next newsletter and bring you up to speed as to where the issues stand here. Suffice it to say that Breckenridge, Frisco and possibly the County are headed in that direction. We need to be ready! In the meantime the following is a summary of what went on in December.

1. Dave Koons, Craig Campbell, and I attended a Breckenridge Planning Commission Meeting December 4th. The Town Council had requested a study from staff and comments from the Commission regarding the possibility of an absolute square footage cap on residential construction. No specific number was mentioned, although the current median square footage in Breck is approximately 4500 square feet. Dave, Craig and I all spoke against it when public comments were invited. Based on the comments of the Commission I do not believe the idea was favorably received. I believe that they feel there is enough regulation already with the myriad of impact and other fees which Breck already imposes, the coming Green Building Code and Breck's development point system. They were also concerned with regard to the issue of private owner property rights. They sent staff back to do more work. This is not a dead issue. Someone on the Town Council is pushing it.

2. Dave Koons, Mark Thompson and I had a productive luncheon meeting with Dan Gibbs December 6th. He is receptive to the idea of some modification of HB 1338. Mark Thompson is going to take a cut at the language, and he and I will put it in final form for submission to Dan. We are not involving CAHB for the time being because of an unproductive telephone conversation Dave had with their Government Affairs Director. At this time, there is not guarantee from Dan that he will submit a bill unless he believes he can get it out of committee. We were very encouraged by his willingness to listen and cooperate. He does seem to agree with our position. We hope to do two things. 1. Do away with the retroactivity of the bill. 2. Provide language which will allow, in some form, the substitution of an express warranty for an implied warranty.
Green Day Planned for Feb. 14 at IBS

NAHB commemorates the phenomenal growth and interest in green home building with the celebration of Green Day on Thursday, Feb. 14 at the International Builders’ Show® at the Orange County Convention Center in Orlando.

As part of Green Day the association will announce the launch of the NAHB National Green Building Program, unveil the new Certified Green Professional educational designation for home builders, remodelers and other industry professionals, and gear up interest in the 10th Annual NAHB National Green Building Conference, set for New Orleans May 11-13.

Attendees will learn more about the upcoming National Green Building Standard, too. The first-ever consensus-based green standard for single- and multifamily housing, residential remodeling and lot and site development, the standard is expected to be approved by the American National Standards Institute in time for a first-quarter 2008 unveiling.

A dedicated green building display next to the NAHB Advocacy Booth will allow participants to try out the new online scoring tool, an important component of the NAHB National Green Building Program. Builders can also test the tool at www.nahbgreen.org.

Also on the docket: a full day of green educational seminars on topics from market trends and consumer research to innovative design and new products. Noted green architect and educator William McDonough is the featured speaker Thursday morning and will also conduct an in-depth session on “Cradle to Cradle” environmentally and ecologically efficient building practices.

Four press conferences will highlight the new NAHB National Green Building Program, the National Green Building Standard and green trends, and also offer an in-depth look at The New American Home® , NAHB’s official showcase home, celebrating its 25th anniversary by becoming the first show home certified by the NAHB National Green Building Program.

NAHB volunteer leaders and staff members plan to join the celebration as well, donning green golf shirts provided by Green Day sponsors Whirlpool and Kohler. And at last count, more than 170 companies have added their products and services to the new “green” category for IBS exhibitors.

Last year, the International Builders’ Show attracted more than 100,000 attendees during four days of seminars and other special presentations. They walked eleven miles of aisles through 2 million square feet of gross exhibit space, enough to cover 35 football fields. More than 1,900 exhibitors displayed the latest in housing products and services.

“NAHB and the International Builders’ Show have long been ahead of the curve in introducing innovative products and technologies to our members,” said NAHB President Brian Catalde, a home builder in Southern California. “Our Green Day celebration honors these pioneering industry leaders as it launches the next steps for home builders in the United States.”

For registration information and more details, visit www.buildersshow.com.
Member-to-Member Discount Program

- **Closet Factory**  
  Free design consultation, free installation and a 10% discount for SCBA members.  
  Contact: Howard Jaros (970) 471-0184

- **Ebert Appraisal**  
  10% off a full appraisal.  
  Contact: Bob Ebert (970) 453-2199

- **Edward Jones**  
  Free one hour portfolio review or financial planning.  
  Contact: Mark Nunn (970) 668-3811

- **Gordon, Hughes and Banks, CPA**  
  1 hour free tax and/or business consultation  
  Contact: Penny Banks or Celia Johnson (970) 668-5707

- **Kim Fancher Design**  
  1 hour free consulting time for interior design, colors or specifications  
  Contact: Kim Fancher (970) 668-3155

- **Mountain House & Home**  
  Discount on advertising in Mountain House & Home and SCBA’s Parade of Homes magazine  
  Contact Amy Poland (970) 389-9750

- **Mountain Temp Services, Inc.**  
  $1.00 per hour off regular hourly bill rate for construction labor or office help  
  Contact: Murphy Funkhouser (970) 468-0402

- **MWA Design Cabinetry & Countertops**  
  1 time 10% discount on all brands & door styles. Includes all accessories.  
  Contact: Mark Adolph (970) 668-9415

- **Neils Lunceford, Inc.**  
  Free site visitation & consultation plus 10% off any nursery purchase under $1000 or 15% off any nursery purchase over $1000.  
  Contact: Tim Glasco (970) 468-030 x 104

- **Professional Building Review**  
  Quarterly publication, featuring builders and mountain homes. 10% discount off every ad.  
  Contact: Geri Caswell 303-346-6350

- **RSN-TV**  
  $100/month off non-member rate plus $1500 free production (:30 commercial and 4-minute interview).  
  Contact: Pete Gallup (970) 262-6388 x 29

- **Snowbridge Roto-Rooter**  
  $25 off any Roto-Rooter service, roll-off delivery discount (call for details)  
  Contact: Michelle Holmes (970) 453-2339

- **Stone, CPA**  
  $200 discount from the standard pricing for annual payroll service. This offer includes both the self-administered and full-service plans. Both plans include payroll processing, quarterly reporting, annual reporting, and preparing both 1099s and W2s.  
  Contact: Larry Stone (970) 668-0772

- **Summit Stone Works**  
  Take an extra 5% off on the already 20% discounted remnants. Parade of Homes entries receive 10% discount.

To add your business here, call 970-668-6013.

**Summit Combined Housing Authority offers inventory of workforce housing.**

In a email received at SCBA’s office, the Summit Combined Housing Authority has several properties for sale. If you have employees looking for housing have them visit www.summithousing.us/properties.html.

**Insurance costing to much?**

Call the office for information about General Liability and/or Workers Compensation programs. Pro-Builders Specialty Insurance is endorsed by SCBA and CAHB. Let us help you save money.
Notes from the Board of Directors Meeting

Membership
SCBA membership is now at 189, an all time high since September 2003.

Parade of Homes and Home & Garden Show
A change in the award certificates will be made in an effort to expedite the printing of awards for the reception. The parade committee will begin planning for 2008 on January 21st at 4pm at SCBA office.

Government Affairs
⇒ A square footage cap in Breckenridge is high on our radar.
⇒ The first draft of the proposed legislation to modify HB1338 is being prepared by Attorney SCBA member Mark Thompson at SCBA’s direction. The legislation will address the right to write an express warranty and the retroactivity of the bill. State Senator Dan Gibbs, will consider sponsoring the legislation.
⇒ A meeting was held with a representative from Breckenridge Council. The outcome was enlightening. Some suggestions were made to assist SCBA in their relations with Breckenridge, especially getting involved on council, commissions and boards.

Charity
The silent auction during the Holiday Party brought in over $6300. An additional $500 donation was also made to the scholarship fund.

Sustainable Building Codes
The Technical Panel are reviewing the test homes results, checklist and point scale. The final draft will be available shortly. The Advisory Group will have a meeting mid-January. Shortly thereafter will be a public forum on the codes. (Notice of the public forum will be sent via email to SCBA members on our email list.)

EO Report
⇒ Information on a possible upgrade to our website was presented.
⇒ A guarantee from Holiday Inn for use of the Summit and Lakeview rooms was made. The monthly General Membership Meetings will continue to be held at the Holiday Inn.
⇒ NAHB recognized Jane for 5 years of service.

Get Into Politics
Or Get Out Of Business

Sierra Pacific Windows has been calling on Summit County Builders since January 1999. Sierra Pacific Windows sells direct a full line of clad/wood windows and doors.

Call Todd Ingbretsen for more information.
970-393-3303
The Holiday Party had a tremendous turnout. There were 176 guests for our event. Unfortunately, the RSVP’s keep coming after the deadline. We could have exceeded the Pavilion’s main floor seating capacity.

The silent auction to benefit SCBA’s Steve Kertscher Memorial Scholarship Fund was an overwhelming success. Over $6,800 was raised from the auction and donations. This was made possible by the hard work by Keena Harris and Martha Netherton. They called and made more calls to gather the donated items. The donors to the auction are not to be forgotten in this accomplishment —2V’s Landscaping, Aspen Grove Kitchen & Bath, BigHorn Smith & Hawkin, Blue River Log Homes, Breckenridge Building Center, Cabernet Construction, Cook’s Welding, Creative Cabinetry, DCD Home, Dragon Forge, Al & Jane Dvorak, GC Luxury Homes, Greers Discount Appliance, Gregory Door & Window, Scott & Keena Harris, Heavenly Times Hot Tubs, Insurance of the Rockies, Land Title Guarantee, Lilli’s Lighting & Décor, Maximum Comfort Pool & Spas, More Space Place, Mountain House & Home, MWA Design Cabinetry & Countertops, Neil Lunceford, Ruff Timber, Peggy Smith/Princess House Products, Specialty Wood Products, Summit County Chamber of Commerce, Summit Daily News, Summit Garage Door, Summit Landscaping, Team Temp, Telluride Stone, The Summit Foundation, Top Notch Log Works, US Bank, Vista Stone, and Western Millwork.

As the attendance grows, so is our need for table sponsors. Through their sponsorship we were able to provide table favors and a centerpiece for attendees to take home. Thank you to: Alpine Bank, Apex Mountain Homes, Aspen Grove Kitchen & Bath, D & F Framing, DCD Home, Edward Jones, Inside Source, Kim Fancher Design, Kodiak Enterprises, Mountain Temp Services (2 tables), MWA Design Cabinetry & Countertops, Neil Lunceford, RJB Development, RMG Engineers, Stone CPA, Summit Association of Realtors, Summit Stone Works, Telluride Stone, and Trilogy Partners.

Of course the party would not be possible without the support of our Gold Sponsors. They are the ones that make it happen: Ace Insulation, Alpine Lumber, Bank of the West, Mountain Log Homes, Pella Windows, Slifer Smith & Frampton/Angler Mountain Ranch, Sierra Pacific Windows, and Western Pacific Insurance.

Jane Dvorak

Dues Deductibility for 2007
Dues payments to SCBA are not deductible as charitable contributions for federal income tax purposes. However, dues payments may be deductible as ordinary and necessary business expense, subject to exclusion for lobbying activity. Because a portion of your dues is used for lobbying by NAHB and CAHB, $96.75 is not deductible for income tax purposes. Of this amount a portion may be transferred to a political committee or used for political purposes. If your company has explicit policy against such activities, please specify your objection and the amount that would have been expended for political purposes will be transferred to the CAHB State and Local Issues Fund.
Events Calendar

⇒ **Tuesday, January 8**—General Membership Meeting, 6 pm at the Holiday Inn in Frisco

⇒ **Thursday, January 10**—Finance Committee and Board of Directors Meetings at Frisco Town Hall, 11:30 am and noon, respectively.

⇒ **Thursday & Friday, January 17 & 18**—CAHB Board of Directors Meeting, Warwick Hotel in Denver.

⇒ **Monday, January 21**—Parade of Homes Committee Meeting, SCBA office, 4 pm.

⇒ **Tuesday, January 22**—Finance Committee Meeting, SCBA office, 3 pm

⇒ **Most Friday’s**—SCBA office is closed.

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SCBA depends on its members to support its events!

Are you interested in a meeting sponsorship? For as little as $300, you can sponsor a monthly meeting. Call (970) 668-6013 for details

Donate old cell phones

(working or not)
to SCBA to benefit
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Bring phones to the January meeting or to SCBA office
619 Main St, Frisco (basement level) or to BigHorn Materials Contractors Desk

Your business card sized ad could be here for only $20 per month
Call (970) 668-6013

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**SCBA Mission Statement**

SCBA is a non-profit organization that is committed to:

- Providing continued education and a forum for networking for our members.
- Being involved in our community and acting as a liaison between our members and the community.
- Representing the building industry in local government and influencing the local legislative agenda.
- Enhancing the public image of the building industry.
- Promoting sound environmental building practices and community planning.

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**2007 General Membership Meeting Sponsors**

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* S.A.M.S.—Summer Afternoon Members Social

Support the SCBA by sponsoring a general membership meeting!!

For **$300**, you receive:

- A table-top display at a monthly general membership meeting.
- A brief “commercial” time prior to the guest speaker.
- 2 free business card ads in upcoming newsletters (members only)
- 2 free meals at the monthly meeting you are sponsoring.
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- E.R.F. (Equipment Room Free) Residential Elevator System
- Technologies never used in residential elevators before
- For the first time in the elevator industry the Revolution requires no additional overhead in the elimination of the equipment room
- No hydraulic oil spill or odor. Totally green technology. Fewer components.
- Made in the U.S.A.

Home Elevators

Your home owner deserves the affordable convenience and luxury of a Home Elevator.

THE ELEVATOR COMPANY™ is an industry leader, and the largest home elevator provider West of the Mississippi. We are one of the largest home elevator providers in the nation with decades of experience to serve you.

Visit our showroom, complete with functioning home elevators, and a full display of options. Our plan/conference room is available for your use without charge at any time. You may also be interested in our fabrication facility. We welcome you.