

To The Huerfano County Building Department Board Members,

As you can see, my husband and I just went through a very educational experience with our roofing project. I have learned very much from this journey, most of it in hind-sight. So as a resident of this country, I'd like to possibly make some recommendations?

1). Our community (Cuchara) is off the beaten path from the world when it comes to choices in Project Contractors.

Our HOA requires a written request for these matters and an inspection by a volunteer representatives for approval. They are our First Contact on getting the process started.

Is it possible to supply the HOA a tool that guides homeowners through the process with the county and state requirements?

Maybe a document that is handed to the homeowner at the time of the inspection or sent electronically at the time they request an application for inspection of a project?

This document would have a step by step list of state and county requirements. Not everyone goes to the county website first. They go to the HOA, first.

I know this isn't Rocket Science, but it would have given me a tool to what is available to me, as a homeowner to use as a punch list.

Even though we interviewed contractors and got our estimates, chose whom we thought was most knowledgeable, that company did not have a competent sub-contractor that had the right training to do the job.

I may know now, what questions to ask, like proof of County Contractor Licensing, permitting responsibility, professional certifications, bonding requirements, proof of liability insurance and product training and certifications!

I think it would have been easier if I had a Tool, a Document List. A Process to follow.

HOA approval:

Application

Inspection

Follow-up Review

Huerfano County Requirements to be aware of

Resources and Guidance

Website Address

Links

Approved Professional Contractor List

General

Project

Sub-Contractors

Who's responsible for the Permit Process

County Inspector(s) Responsibilities

State Requirements to be aware of, ETC.

If you can educate the Homeowner, then they can ask the correct questions and these Fly-By-Night, so-called Professionals would weed themselves out of work, because the homeowner would already know what the county requirements are.

We need to vet them on the front end of the project with the homeowner, not wait until the homeowner goes through what we just went through.

My husband and I are both educated people... we just trusted a very good sales person on the front end of this project and here we are. He said and did everything to make us comfortable with him and the company he represented. He then **Brokered** our Job OUT to an incompetent sub-contractor.

So Please think about how he got away with that in this county.

Did he do it to get out of paying Workman's Comp?

Would I have been liable if one of those guys fell from my roof?

He had us believe this was his crew. It wasn't.

That crew worked for other Roofing Contractors.

I know this for sure. They did our neighbor's home, but not with the company we used.

How could I have known to Vet his installers?

Cheri, bless he heart!! Told me, “We are not going to allow this to happen in this county!” I believe her. But it did happen in this county. And I’m pretty sure it will happen again.

I had the same thing happen with a Chimney Sweep! Daniel Hernandez. Advertises on the Huerfano County Bulletin Board. They look like local companies. Uses a wedding picture as a profile image. I called, and everything was by Text from that point on. When he called me to confirm the tech showed up, he carried a heavy accent and everything was then done through electronics.

Found out later they “Dispatch” all over the country. Words from Daniel’s mouth. The Chimney Sweep that showed up to my property had to communicate with me with an app that translated Spanish to English and vice versa. Told me he drove over 80 miles to get here. Tried to add \$200 from the original quoit. I didn’t take the bait... But I did think the company was local. Pretty sure they aren’t.

A One-Page document is all I could have used. A Check List.

NOTE: This does not solve the issue with homeowners not associated with an HOA. So some thought needs to go into this.

I dont know that the county has a process like this already? If so, I dont feel its working. I need a resource as a small community homeowner. Especially women homeowners!

It’s hard enough to get contractors to come up to Chchara, so when then show up at your door to offer to wash your windows, you almost want to bring them in and offer them dinner. HEE! HEE!

Thanks You. I hope this wasn’t a waste of your time.

Kindly,
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