

To: HBS Management

From: Mike Hatmaker, Villas Roofing Committee

Date: April 2, 2026

Re: Copper Ridge Meeting for Roof Repair

Bill Filter, Stephanie Thomas and I met with Mike Cordella, owner of Copper Ridge Roofing on Tuesday March 31. He gave us a good summary of his experience in the business, and how he organizes his crews to do the jobs. He was very interested in performing our inspections in the future, recommending inspections every 2 years. He agreed to use the same costs that were used in the individual job bids we have. He indicated that he could do our job before the monsoon season, with a target of May. A start date will be established when the contract is put together. He indicated that one crew can probably do 2-3 buildings per day.

He concurred with our assessment that the job we got in 2018-2019 had some problems. Once he takes off the tiles and removes the underlayment in some of the areas with dry rot, we will know what type of underlayment was used in 2019. He did not recommend recoating all of our flat roofs that are not being repaired at this time, as he believes we may get 2-3 more years before recoating. At that time, he recommends two coats of the protective coating to get several more years of life over one coat, for little additional cost.

We will need to hire a painter to paint the areas where new wood is used for fascias and other areas, as his bids do not include painting.

All of us were impressed with the way he answered our questions, and that combined with Lauren's recommendation, we feel he is a good choice to do our work.