

## **Outside:**

- Deck railing needs something to line the inside of the railing so that little ones can't fall through.
- Newer picnic table and 4 chairs, move old one to another area
- Supplement with plastic chairs, for a total of 8
- He has a handyman that can do the deck, or we can do it ourselves

## **Inside:**

### **Kitchen:**

- Additional set of 8 glass tumblers (tall)
- Full set of better pans
- Remove some of the dishes under the cabinet that are not needed
- Clean out under the sink
- Remove some of the unneeded things in the top cabinets
- Replace microwave
- Need a nice crock pot
- Stock dish soap, paper towels
- Silverware OK. Two sets of dishes OK, maybe remove nonmatching pieces
- Dish towels and dish cloths are probably OK, may need a few more
- Need some decent hot pads?
- Coffee pot good
- Juice pitcher

### **Living room:**

- Less furniture—too much for the room. Replace existing furniture.
- Liked the arrangement, one in front of the fireplace, the other in the remaining area with the sofa bed. Makes it feel cozy.
- Replace sofa bed with something more comfortable
- Pictures of family are great—lends to the charm of the cabin
- Leave Grandma's paintings, but take pictures for an inventory. Then have the maid do a check-off list each time she cleans to make certain all paintings are accounted for. He never has a problem with people stealing stuff, but an inventory would be a good idea and could be worked out.

### **Dining room:**

- Table and 4 chairs are OK.
- Probably need to have several more tablecloths available.
- Curtains—replace curtains in living area and dining room—something easier to use but compatible with the cabin. Would sunshades work?—they are less expensive.

#### Sun room:

- Book shelf—perhaps replace with something a little nicer. Family photos are nice, but fewer of them. Replace some of the frames. More books, possibly supply some or have a “leave one/take one” process
- Remove extra furniture—have only dining table and chairs in this room, with the hutch and bookshelf
- Family photos and paintings on walls OK, again, part of the charm.
- Replace patio door with a French door.
- Paint window sill

#### Bath:

- Three “turns” of linens = 20 bath towels, 15 hand towels, 15 washcloths
- “Dad’s Laundry Service” will do the linens for each stay and will label and turn around quickly
- Stock TP

#### Loft:

- Need screen over the window so little ones can’t climb through and fall
- No beds here but maybe make into a playroom with a shelf with games, cards, etc.
- Could ask family to donate some fun games

#### Bedrooms:

- Need an armoire (short one to fit) in the far bedroom. Too much furniture. One dresser OK.
- Replace windows (fire safety necessity)
- Build shelves and a locking cabinet for supplies in the big closet of the first bedroom. Too much furniture. One dresser OK.
- Need three sets of sheets for each bed and sofa bed. Laundry service again.
- Remove broken closet accordion door and install a curtain.

#### General:

- Provide basic cable + ESPN—Baja Broadband is what Dean has
- Provide internet access—must look into this
- Phone not necessary. Let’s try without at first, as most people have good cell coverage in Estes Park. If we find it’s necessary after the first season, could arrange for local service, with a block on long distance.
- Provide a welcome basket for first night, with hot chocolate mix, popcorn, coffee.
- Firewood—generally not provided. Vacationers can purchase their own at Safeway.
- Do a “Name the cabin” so that when it’s promoted, the cabin has a name (maybe have a family contest). Something to do with the setting, e.g. “Cabin in the Pines”

- Cleaning services costs—\$60 - \$80. Usually takes 3-4 hours to clean. They will put out the welcome basket.
- Need to start promoting, as Gene will start getting reservations in January for the summer months.
- Summer rental would be \$875-\$975 per week. Probably won't rent every week. Season is usually Memorial Day through Labor Day, with some May and Sept. rentals. Holidays (Thanksgiving and Christmas) not too popular. (25% fee by realtor for summer) Would want to set aside the family reunion weekend. How do we re-figure the rotation for families when 3 months are rentals? Not legal to rent out the picnic grounds—against city code, which is enforced by the county
- Winter rental would only give us \$750 per month (10% fee by realtor in winter)
- All-State rider needed, particularly to protect co-trustees Dean and Larry for any liability.
- Need a contact person. Dean first, Linda second?
- Trash—check out options
- Concrete drive pad—can we make that our family spring project?
- Remove ALL CANDLES—too much danger of someone leaving a burning candle.
- \$200 damage deposit, returned only after cleaners check premises and check inventory of paintings
- Guest book would be fun
- Include a resource library or basket with trip advisor, information re things to do, Chamber of Commerce brochures, day hike book
- Coffee table books would be nice
- Maximum occupancy would be six, two in each bedroom and two on the sofa bed

Gene really liked the idea of a virtual tour with a video camera. Greg will “practice” and submit. Include the deck and view. They would put up as a link to You Tube.