

Owner Qualifications – Construction & STR Management

Two Pines Modern Lake Cabin – Vallecito Reservoir, Colorado

Holly Novacek brings approximately **20 years of professional experience in residential construction, estimating, purchasing, design, construction technology, and project management**, along with direct experience renovating residential properties and operating short-term rentals.

Holly began her construction career with **McMillin Homes**, a residential homebuilder, where she first completed the software build and implementation of the company's initial automated iPay subcontractor payment system at the age of 20. She then transitioned into construction operations as a **Construction Scheduler** and was subsequently promoted to **Purchasing Agent**, managing purchasing, subcontractor coordination, scheduling, pricing, procurement, and materials for new-home construction.

Her career later included working as a **flooring and wall-tile estimator** for an interior finishes subcontractor and managing **multimillion-dollar government design-build projects** as a Business Development Manager. Her subsequent senior-level construction roles have continued to focus on estimating, design, construction technology, budgeting, and project coordination.

Residential Renovation Experience

In addition to her professional experience, Holly has personally managed substantial renovations of her own residential properties, including two successfully renovated and sold homes:

- **1206 Cresthill Rd, El Cajon, CA 92020**
- **25919 Bellemore Dr, Ramona, CA 92020**

Most recently, she has managed extensive improvements and renovation of her residence at:

- **59 Highland Pl, Durango, CO**

These projects have provided direct experience with construction budgeting, contractor and trade coordination, material purchasing, scheduling, design and finish selections, construction oversight, and preparing improved residential properties for resale.

Two Pines Construction Management

The **Two Pines project is considerably more streamlined than a traditional site-built custom home**, as the primary residence is being supplied by **Zook Cabins as a turnkey modular cabin**. The remaining construction scope is primarily focused on site development, including excavation and foundation preparation, septic, well and water infrastructure, electrical service, driveway/access, cabin delivery and set, inspections, and final site improvements.

Significant preconstruction work is already complete. **Engineered septic plans and the septic permit have been obtained, the well permit has been secured, and the building permit is currently in process.**

While Holly's professional background provides her with the experience to actively manage the project, she has also retained **Erick Laprise of CHCS Durango as General Contractor** to provide additional local field oversight and construction expertise. This provides the project with both experienced owner-side management and professional GC oversight.

Short-Term Rental Management

Holly also has direct experience successfully operating a short-term rental property at **Tamarron Lodge at Glacier Club near Durango with 75.9% occupancy**. She personally manages pricing, marketing, reservations, guest communication, cleaning coordination, maintenance, property presentation, reviews, and overall STR performance.

Two Pines has similarly been planned from the beginning as both a high-quality residential asset and a professionally operated short-term rental. Its lake setting, panoramic views, private hot tub, outdoor recreation access, and proximity to hunting units provide multiple potential demand drivers throughout the year.

Overall Qualifications

Holly's combination of **approximately 20 years of construction-industry experience, residential purchasing and estimating expertise, multimillion-dollar design-build project management, successful personal renovation projects, and existing STR management experience** provides a strong foundation for successfully overseeing Two Pines from construction through ongoing operations.

The additional involvement of an experienced local General Contractor, combined with the turnkey Zook Cabins modular construction approach and substantial permitting and preconstruction work already completed, further reduces the execution risk associated with the project.