



## ABOUT

General Manager and operations leader with 5+ years leading budgets, facilities, project management, and teams across mixed-use commercial and hospitality properties, including high-end hotels. Founder and lead guide for a hiking and mountaineering adventure brand grown to 25,000+ followers. Public speaker and active Toastmasters member with a decade of leadership experience managing teams, budgets, and stakeholder relationships.

## OBJECTIVE :

Seeking a General Manager role in outdoor recreation or hospitality, leading teams, budgets, and operations.

# ALI TUTUNIK

## WORK EXPERIENCE

### Commercial General Manager

Feb 2024 – May 2026

#### Centennial Realty Advisors

- Served as General Manager overseeing a mixed-use commercial real estate portfolio of 8 properties, including two high-end hotels operated under an HOA, directing daily operations and overall property performance.
- Directed hotel operations including facilities maintenance, vendor management, and staff supervision, upholding high standards of service excellence.
- Managed and forecasted operating budgets across all 8 commercial buildings, including the HOA-governed hotel properties, overseeing capital projects, vendor contracts, and cost controls to protect margins.
- Directed project management for capital improvements and renovations, coordinating contractors, timelines, and budgets from planning through completion.
- Served as primary point of contact for hotel owners, HOA board members, tenants, investors, and vendors, ensuring compliance with safety and regulatory standards.
- Prepared and presented monthly financial reports and budget forecasts to ownership and the HOA board, tracking performance against targets.
- Recruited, trained, and supervised on-site staff, setting performance standards and conducting regular evaluations.
- Enforced safety, maintenance, and regulatory compliance programs across the portfolio, minimizing risk and liability exposure.
- Led strategic planning initiatives to improve operational efficiency and long-term asset value across the portfolio.

### FOUNDER & TOUR LEADER

2021-Present

#### Mountain Adventures Ltd

- Founded and lead guided hiking and mountaineering tours across Colorado's most demanding terrain, delivering safety-focused, high-performance outdoor experiences for clients.
- Serve as lead guide, responsible for trip planning, risk assessment, and on-the-ground safety leadership for solo and group tours.
- Conduct pre-trip risk assessments and safety briefings, adapting routes and plans based on weather, terrain, and group skill level.
- Built and scaled an independent adventure tourism business from the ground up, overseeing all aspects of strategy, operations, and growth.
- Manage day-to-day business operations including scheduling, budgeting, vendor relationships, and equipment procurement.
- Grew a lifestyle & adventure brand from the ground up, with zero paid advertising spend.
- Design and launch digital products and educational courses, building funnel marketing systems to diversify revenue streams.
- Serve as the on-camera face and brand ambassador, representing the company at industry events and speaking engagements.
- Lead as founder, overseeing brand strategy, partnerships, and day-to-day business operations.

EDUCATION

Mount Royal University, AB Canada  
Business Administration diploma 2009

American Christian Academy,  
Sacramento, CA  
High School Diploma 2003

PROFESSIONAL  
DEVELOPMENT

Toastmasters Public Speaking  
Denver, CO 2020-current

Property Admin Certificate, BOMA  
Alberta, Canada 2019

Colorado Real Estate Broker's  
License  
Denver, CO current

LANGUAGE

|           |       |        |
|-----------|-------|--------|
| English   | _____ | Native |
| Ukrainian | _____ | Fluent |
| Russian   | _____ | Fluent |

CONTACTS

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☎ 720-435-8117

📍 Denver, CO

Leadership, Project Management & Property  
Management & Operations Experience

2009-2021

Atlas Real Estate | Ronmor Holdings | Triovest | Dream Unlimited

- Led cross-functional teams across multiple companies and regions, managing large commercial property portfolios and capital projects from start to finish.
- Directed budgeting, financial reporting, and vendor and stakeholder relationships, consistently delivering projects on time and on budget.
- Directed lease negotiations and tenant relations across a diverse commercial portfolio.
- Conducted property inspections and ensured compliance with safety codes and regulations across multiple regional portfolios.
- Served as primary point of contact for investors, property owners, and executive stakeholders, building strong leadership and communication skills.
- Managed a team of 10 employees, mentoring and coaching to strengthen operational efficiency and client satisfaction.
- Managed over 300 doors in the Residential Real Estate space.
- Primary contact for tenants, owners, vendors, & shareholders.
- Accounts payable & receivable; budget management.

SKILLS

- Project Management & Budget Oversight
- Team Leadership & Mentorship
- Hospitality & Property Management
- Facilities & Vendor Management
- Safety & Risk Management
- Event Planning & Coordination
- Public Speaking & Motivational Seminars
- Stakeholder & Community Relations
- Social Media & Brand Building