

Snowmass Mountain Condominiums Construction Update Weeks 24-25 September 27-October 10, 2011

Hello Owners –

These past two weeks have been dominated by the myriad steps needed to complete the entire project before the snow starts flying in earnest. Already, the high country has seen snow accumulations and Snowmass Village itself has received its first substantial snow of the season. The rush is on to meet the project completion date of November 23, 2011. The date is firm, *weather permitting*. If it changes for any reason, owners will be notified as soon as possible.

Carl Vill has been the sole Board member on site for the past few weeks, and he reports that the MSE wall is now up to its full height throughout the complex. One of the five pictures posted on the website for these two weeks shows Bill Perry, one of the two Neenan Superintendents for the project, standing in front of the wall between Buildings C and D, which will front upon the bus turnaround area of the new driveway. The base for the pilasters and parking lot guardrail supports were installed during these past two weeks. Elsewhere, the new concrete slabs for carports in Buildings D and E were poured this past week. Additionally, once the steel grid walkways to the lower buildings have been secured in place, the lower buildings will once again be connected to what will become the snowmelt concrete driveway.

Carl and Hank Hays worked with Village Excavating, one of the main subcontractors on the project, to move forward on landscaping erosion control and grass seeding on the areas below Building A and the lower buildings. You can see three pictures on the website demonstrating the results of this work. Two pictures show how river rock – 4"-8" smooth stones – have been contoured around the drainage ditch between Buildings I and J and in the pool area adjacent to Building A. These river stone areas are anchored in embedded metal frames and laid over a weed barrier so that their nicely contoured shapes can be maintained over time. A third picture shows a load of crushed stone being dumped into the spaces between the lower buildings and the MSE wall. So little sun reaches these spaces – especially behind Buildings H-I and J-K -- that a stone surface, laid over a weed barrier, was deemed preferable to having our maintenance staff struggle all summer to grow grass in these areas. Erosion control blankets instead of straw mulch will be installed on the steeper slopes to mulch the grass seed – as required by code – and straw will be used in all other locations.

In addition to these tasks, the main focus of the project now is the snowmelt driveway. The fifth picture on the webpage gives a great close-up view of how this will be done. You see two large black tubes lying in a trench dug into the road base or surface grade – ie, just below what will become the level of the

finished driveway. (The tubes are connected to the storm drain at the back of the picture; they're under the road, and not part of the snowmelt system). A layer of insulation will be laid down on the road base, then a network or grid of risers along with the snowmelt pipes, and finally the concrete surface will be poured on top. The driveway will proceed in sections throughout the upper level of the complex. Pouring the concrete is scheduled to start on October 10 and be completed by the end of the month, weather permitting. This is a critical phase in completing the project on time.

Carl was joined for a short time in Snowmass Village this past week by Lori McCool, who not only met with Jeff Bestic of Snowmass Hospitality to go through our accounts and to send out invoices for the final installment, but who also found time to meet with Holy Cross Electric to straighten out their billing of owners for electrical service for five months while the utilities were suspended (answer: costs for the installation of an electrical line for fire safety – as per fire marshal's orders – was billed to owners; the remainder of the charges were in error and will be credited back to owners —thanks, Lori!) and to get a new meter installed so that the operational costs for the snowmelt driveway can be tracked separately from other complex costs, such as the pool, hot tub, and lights around the complex, and the amenities building. Lori was also in town to follow up on the punch list developed with Carl and George Falk during her brief on-site visit in September.

The full Board will be in Snowmass in mid-November to meet again, as we did in August, to inspect the complex in a thorough check of work completed and work remaining, to review finances, and to go over the remaining open items and change orders and contract terms with Neenan principals. At that point we should get a firm handle on the expected date for completion and issuance of the certificate of occupancy by TOSV, a date that we can share with owners. Until then, we're all assuming we'll be complete by November 23.

Just a reminder to owners to contact Holy Cross by October 14 to reconnect electrical service to individual units so that utilities can be tested in each unit to make sure everything is reconnected and operative. The telephone number of Holy Cross 970 974 5491, and there is a reconnect fee of \$25.00.

Keep your fingers crossed for good construction weather from here on out.

Sincerely,

Greer Fox and the SMC HOA Board