

December 14, 2007

Dear Snowmass Mountain Owners,

In our continual effort to keep owners updated, we are sending this letter out to give you the latest news on the renovation project. Our Architects have been working hard on our behalf moving our project along in regards to the town's planning procedures. We have submitted our minor P.U.D. application to the town and have been awaiting their response to our renovation plans. This we thought would occur towards the end of November or at the latest, the first part of December. However, as this letter goes out, this has not taken place yet.

With all the construction activity going on throughout Snowmass Village, we believe the town is somewhat overwhelmed at this stage and our project has been slowed going through this planning procedure. Currently, we are on the agenda for the December 17 Town Council meeting. This is a two-step process. We will present our plans and ask for variances regarding, parking, and employee housing, then in January we hope to be on the agenda for approval of the entire project. The good news is that the December 17 meeting will give us a sense of what the town thinks of our renovation plans. We will update the Snowmass Mountain website with what we learn on December 17.

The Board of Director's continues to work with the Architect, and the Town to get this renovation project done as soon as possible. After interviewing three contractors, the Board has entered into a pre-construction agreement with Neenan Construction Company to value-engineer the project, which is designed to keep costs in line. The pre-construction agreement also began a process that will give us good project cost estimates that we can use for budgeting purposes.

Numerous meetings have occurred between the Board, the Contractors, and the Architects, to keep the project moving along, and on target for an April 2008 start date.

The Board knows that many Owners' need to know as soon as possible if we will proceed in April 2008, and it is our intention to provide that answer to you, as soon as we get a positive reading from the town. We also need feedback from our sub-contractors as to their availability to start in April, so as to complete the garage build out for the start of the 2008/2009 season. We are hopeful, that by the end of January we will have enough information so we can pass that on to all of you.

Please let us know if you have any thoughts or questions, and we will try to answer those. The Board thanks you for your continue support of the renovation project, which will transform our complex into a jewel here in Snowmass Village.

Sincerely Yours,

Snowmass Mountain Board of Directors