

# Letter to Homeowner's: Special Meeting May 2, 2009

SNOWMASS MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

P.O. BOX 5124

SNOWMASS VILLAGE, COLORADO 81615

April 8, 2009

Dear Owners and Members of the Snowmass Mountain Condominium association, Inc.,

Our work in 2007 and early 2008 resulted in final town approval of the project you approved for the addition of approximately 6 new units, enhanced structured parking, etc., no small feat in Snowmass. But we never received a final construction number because of growing concerns about our ground retention system. This is the estimated \$ 22 million project ( hard and soft costs) we turned down last summer as too expensive.

However, in the process we learned about the need to continue investigating the fixes made to the ground retention system in the late 1970's and early 1980's. in February 2009 CTL Thompson , our consulting engineers, advised that the system was at the end of its useful life and was beginning to fail. Significant failure could result in our roadway developing cave-ins and the upper and lower buildings becoming uninhabitable or even sliding/falling down. (Remember that in the late 1970's our buildings began to slide and some were declared uninhabitable.)

We have moved forward investigating, collecting data and preparing plans to fix permanently the ground retention system so we can submit a reconstruction plan to the homeowners for a vote at the August Annual Meeting this year.

For reasons we do not understand, some homeowners have been demanding we stop this preliminary work. But timing considerations do not permit this. the town approval process takes approximately 90 to 180 days. Complete site plans are necessary before we could begin that process. our consultants advise that if we stop this preliminary work now, we would not be able to begin reconstruction of the system in 2010, but would have to delay until 2011.

The Board has called an informational special Meeting of the Association for Saturday, May 2, 2009 at 1:00p.m. in the Snowmass Mountain Condominiums Conference Room

in Building A to provide more information on this matter. However, we are concerned that the efforts of certain homeowners to solicit your proxies could result in an interruption of this process. as a result, the Board seeks your proxies to preserve the investigation and planning process so we can then have an informed vote at the August Annual Homeowners Meeting.

The Board has arranged for staff from Village Property Management, the Association's Manager, to be available upon advance request from any member or group of members on Friday afternoon May 1st, or Saturday morning May 2nd, to provide for review of the Association's financial books and records and to answer any specific questions concerning them. Because these are paid personnel, the Board requests that anyone interested in meeting with the Village Property Management staff call the Association in advance to schedule a specific time to meet. Carl Vill, who serves as the Board Treasurer, will also be available upon request on Friday and Saturday to answer any questions. The Board also reminds Homeowners that the Association financial books and records are always open for review during normal business hours through an appointment with our managers, Village Property Management.