

January 22, 2008

RE: Deck Replacement Project

Baldy Mountain Owners:

The Board of Directors asked that I send a quick update. The Board selected Reconstruction Experts as the contractor for the decking project. The contract price is \$851,198. Though Reconstruction Experts [RE] is based in Denver, it keeps a local office on Airport Road in Breckenridge.

Baldy Mountain blueprints call for replacement of the upper decks in the same configuration. However, if your upper deck *does not have a roof and if you are not in Building 9 or 18 [different configuration]* you may contract with RE to extend that deck an extra 2 feet [as long as the extension doesn't reach walkways, parking lots]. The cost of this is \$805 and you must notify WPM\*, in writing, by February 5, 2008, to make that arrangement.

Plans are for as much as feasible to be pre-built off site; therefore, the project's start date is to be sometime in February, and the finish date is projected for November 1, 2008.

The materials are pressure treated wood for supports, composite flooring, metal [galvanized color] spindles [with a few exceptions] and redwood handrails. Water shields will be installed under the upper decks to promote water diversion from the lower deck.

Your assessment money [\$10,000] is due April 1, 2008. If you are planning to take advantage of the loan provided through the HOA, it is important that you notify WPM [\*Audrey – 970 468 6291 ext 217 or [taylora@wildernest.com](mailto:taylora@wildernest.com)] by March 1, 2008. A copy of your warranty deed is needed. Those wishing to make two payments will be charged interest at the same rate as those procuring an HOA loan. The second payment is due June 1, 2008. Please note that late charges will apply.

Finally, should any of you wish to contract with RE for any other work – windows to remodels – you should contact them directly. As always, prior Board approval will be needed, so after talking with them and coming to a decision, please submit your architectural forms [on-line at [www.wildernesthoa.com](http://www.wildernesthoa.com)] to the HOA for approval. You can reach RE at 970 471 6181.

Regards,

Audrey Taylor  
for the Baldy Mountain Board of Directors