

June 1, 2006

Good Morning:

I wanted to give you an update about the things that are going on at Ski Run at this time. First, the asphalt paving of our walk and bike path, as well as our driveway and our pool window repairs, both contracted for last year, still have not been completed. I have contacted Wilderrest and still don't have an exact expected completion date. Because of this, we can expect to have both projects interfere with our use of our condos this summer unless they are completed very soon.

The drainage has been repaired by the dumpster and seems to be working well. Water would stand there and freeze each winter causing a hazard. The same company greatly improved the drainage in the courtyard area that year.

Since the siding committee never met and reported to the board, I asked Wilderrest to look into both the replacement of some of the bad siding on our buildings, and also what new products are available for the board to consider using if we wish to completely replace all the siding on all the building. We will be looking at products that won't require painting which is now a major expense. We also don't want to consider products that will dent as does the siding on Liftside. I am hoping that Wilderrest will have a report for the board at our June 23rd meeting.

Strong winds uprooted 10 trees in front of the 400 building and just missed taking out our fence. We had a contractor remove them and the dead trees from our property at the same time. Because of the large roots that came out of the ground, heavy equipment was needed to take the roots bundles away. The total cost was \$2,967.00 which was not in our budget and was not covered by insurance. The work is not complete.

We are foreclosing on a one bedroom unit that now owes the association over \$5,000.00 in monthly dues and attorney fees. The cable television service and the water have already been turned off in that unit per our regulations. I expect that debt to have an impact on our dues unless the foreclosure sale brings enough revenue to cover both our expenses and the first mortgage holders interest.

All of the carpets in all of our building were cleaned this spring. We contracted with the low bidder who was also a company who buys advertising on our lobby ad board.

Seymour Lodging renewed the rental of the storage area in the lobby of the main building and paid a year's rental in advance. Two more owners who do their own rentals purchased ads too. Also I have been already told by a carpet cleaning company and real estate firm that they wish to renew their ads for next September.

The landscape committee has been working hard and most of our owners have either sent in a donation, or agreed to help on our planting and cleanup day. That day is set for Saturday, June 10th at 9 AM. If you are at all able, please join your neighbors at Ski Run and lend a hand. We have a wonderful landscape plan which was donated by an owner who is a Master Gardener, and have ordered the plants from Neil Lansford Nursery. Your assistance on that day would be greatly appreciated, as more manpower is needed to plant all the items ordered. Nancy and I will be serving lunch to all that volunteer that day, at our own expense.

I will be doing our annual walk around the property with the Wildernest staff on Friday, June 9th at 10 AM. If there are any items needing repair or work, please let me know before that date, so that I may bring them to Wildernest's attention. Any owner is welcome to join me that morning, as we walk the property, as well as to attend our board meeting on June 23rd.

Finally, Sheri Lin Thomas board term expires this September. She told me that she is looking to move, as she needs more space. Therefore, I don't know if she will be running for another term since ownership is required to serve on the board. If you have any interest in serving, please let me know. We are fortunate that we have several highly qualified individuals who own units at Ski Run and it is my hope that one of them has interest. Also, so that you have advance notice, our annual meeting this year will be on Saturday, September 16, 2006. It is always the 3rd Saturday of September.

I sincerely hope that all of you have a wonderful summer and that I get to see you sometime during this season, if not on June 10th for the planting and cleanup day.

Alan Friedman
Ski Run HOA President