

Dear Fellow Ski Run Owner:

Two of the many improvements available to us when we changed our property manager to Wildernest Property Management, was the ability to have our own web site for communication, and Wildernest's offer of FREE security checks to any unit desiring them. Below is a link to our HOA web site and I invite you to check out the many features.

<http://www.wildernesthoa.com/SK/default.htm>

Besides the future posting of our covenants, you can currently view our monthly financial reports, quarterly board meeting minutes, annual meeting minutes, letters, and notices. There is also a section where you can obtain the forms needed to have your dues paid automatically from your back account, sign up for maintenance services, and also get the free security checks. All these things are posted so that everyone can be correctly and better informed as to the condition of our association, and what is taking place at Ski Run.

Some things that took place this month at our board meeting on July 10, 2005, included the acceptance of bids to repave the walkway that runs between Ski Run, Tenderfoot and the Mountain House base area. Sealing our drive and parking lot, and painting several sections of our property using a new paint product that will hopefully last far longer, was approved and scheduled. We also accepted a bid to try to correct the drainage problem in the courtyard where water seems to always settle and freeze in the winter making it very hazardous to walk in that area. Finally we are in the process of obtaining quotes to resurface our pool and revitalize the pebble finish of the pool deck. You will be able to read about all of these items in detail when the July 10th minutes are posted.

For those of you that are aware of an apparent conflict between your board and the former property manager, I suggest that you pay special attention to several items on our web site that are already posted. First the board of director meeting minutes of July 9, 2004, where problems were discussed concerning the illegal use of our pool by renters at Liftside and vandalism caused by someone from Liftside. It was discovered that a rental manager who rented units in both Liftside and Ski Run, was giving out our pool keys so that they could rent units in Liftside while the Liftside pool was closed for repairs. Then, if you did not attend the September 2004 annual meeting, of special interest in the minutes might be the last item concerning our former property manager giving out the location and lock box entry code, to everyone present, including the restaurant staff, of a master key that allowed entry into all of our units, even if the dead bolt was activated.

The board of directors meeting on December 11, 2004, is the meeting where your board forced the return of thousands of dollars of overcharges from our former property manager, and decided to obtain, and review quotes, to change property managers. The minutes of that meeting are also already on the web site. And last, please read the letter sent on June 13, 2005, to the owners who still used Key To The Rockies as their rental manager. This letter needed to be sent because of our former property managers refusal to follow the entire boards direction in releasing all locks to our new property managers control. That letter is under the "Notices" section of our web site. The above information is not only interesting but may also clear up some false statements being disseminated by the owner of our former property management company.

Our entire board has worked very hard to save our association money, control costs and keep our common property safe and secure. We will continue to do what is in the best interest of the majority of our members. That is our responsibility. I, as well as any of your other board members, welcome your suggestions so that we can improve our ownership investment in Ski Run.

Just a reminder that our annual meeting is always the 3rd Saturday of September. This year it falls on September 17, 2005. It will take place as usual, at 10 AM at Dos Locos, across the street from Ski Run. Lunch will again be served. You will receive your official notice by US mail about 5 weeks before.

Sincerely,

Alan Friedman
Ski Run HOA President.
970 257-7100