

August 17, 2005

Dear Fellow Ski Run Owner:

I am writing you to remind you about our annual meeting which will be held on Saturday September 17, 2005 at 10 AM at Dos Locos, directly across US Hwy 6 from our buildings. Lunch will be served after the meeting and we look forward to your attendance. It is a wonderful opportunity to learn more about the operation of your association and to meet many of your fellow owners and neighbors.

On May 1, 2005, we changed our property manager to Wildernest Property Management. The transition was not an easy one, in part due to the lack of cooperation and problems caused of our prior property manager, Key To The Rockies. Because of the hard work of Wildernest, many of the obstacles caused by Key To The Rockies have been overcome and things are now progressing smoothly.

We have been working on many major projects this summer including building painting, repaving of our walkways and drive, roof repairs and courtyard drainage. Wildernest has renegotiated several of our contracts and lowered the cost of our alarm monitoring, building and liability insurance, trash collection, snow removal and many other services. Wildernest and the board have spent many hours improving, completing and correcting things left unresolved by our former manager. We are looking forward to a long and productive working relationship. Please take advantage of the services offered by Wildernest such as our web site. View our web site at <http://www.wildernesthoa.com/> and click under Ski Run to see our monthly financial reports, quarterly board meeting minutes, notices, letters, rules and all kinds of information to keep you more informed about Ski Run and your association. Also please note that Wildernest will provide repair, cleaning and other services to all owners regardless of their rental manager preference. They can also do a free bimonthly security check of your unit, have a wonderful in house carpet cleaning company and an "on staff" plumber and electrician.

If you cannot attend our annual meeting, please complete and send your proxy so that your vote and wishes are expressed. Remember that only another owner in attendance can vote your proxy as is stated in our bylaws. If you don't know another owner who is attending, one of your board members will be happy to represent you at the meeting. Meeting minutes will be available on the internet sometime after the meeting.

We are all looking forward to seeing you this September 17th.

Sincerely,
Alan Friedman
President, Ski Run Homeowners Association