

November 10, 2005

RE: Ski Run Pool & Update

Good Evening:

I came to Keystone this afternoon to inspect the work in our pool area. Most of the work is completed and the pool should open in time for the Thanksgiving holiday, if not sooner. The area looks great!

First, the refinishing of the pebble floor is fantastic. The floor looks as it did when I purchased my first unit here in 1988. The color is back in the pebbles and there is a clear sheen coat over the floor. The pool itself has been resurfaced with a special diamond bright pool product that has dark blue speckles mixed in. The tiles along the sidewalls have all been replaced to match the dark blue. Also new depth and no diving tiles have been installed.

The shower has been acid washed and cleaned. I sealer coat will be put in this weekend. Also, the walls have been touched up but a little more work remains to remove some backs of old signs, before it is complete. The sauna and Jacuzzi wood surfaces have also been refinshed.

During the inspection, I was asked about the old artificial plants in the pool area. Wildernest is going to replace them with a few live plants. Their staff will water them daily when they do the daily pool check. Still to be completed is the replacement of a couple of damaged windows on the large south wall of the area. Also, the trim outside still needs to be reattached in places. I hope and expect this to be completed within a couple of weeks.

I was told that within a week the new yellow lines will be painted in the garage. Also, we hope to get the main spring replaced on our garage door before Thanksgiving. Quotes are being obtained for the resurfacing of the parking lot and driveway. This will be done next spring. The walkway between Ski Run and the mountain could not be resurfaced this fall, but will be done first thing this spring. Also, Wildernest will be calling our other two board members to see if they want to complete the project to improve the drainage in front of the dumpster. That area usually freezes with ice and is dangerous in the winter. The same people will do that job, if approved, as took care of the drainage problem in the courtyard.

The board will meet again in December and we hope to have a report from the committee looking into siding, so that we can obtain quotes for next summer, and see if the membership wants to consider that as an option, instead of yearly painting. If we don't hear from them by the meeting, we will put it on the agenda for our spring meeting.

I hope that everyone will be happy with the work done around our pool. We will have spent about \$25,000.00 on everything when all bills are totaled. This is the first time we have ever done such a major project around our pool since 1986.

Alan Friedman
President, Ski Run HOA