

November 1, 2005

Dear Ski Tip Ranch Homeowner,

The Ski Tip Board of Directors in a recent newsletter indicated that rental owners should pay individually metered utilities. Please note that if your unit is currently in the Keystone rental management program and Keystone is willing to continue to pay those bills, that is no concern of the Association.

Please contact Keystone to find out if they will continue to take care of the utilities and if they will no longer be doing so, contact Xcel Energy at 1-800-481-4700 to make arrangements to avoid discontinuation of service.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Davis', with a long horizontal flourish extending to the right.

Kim Davis
HOA Bookkeeper