

Memorandum

Date: January 11, 2008
To: Ski Tip Ranch Condominiums Homeowners
Re: Budget Approved with Dues Increase
From: Pat Rice, HOA Liaison, Wilderndest Property Management

This memo is to give you official notice of the action taken at the Ski Tip Ranch Condominiums Special Meeting on January 7, 2008.

As you know from the notice of that meeting, the proposed budget contained a per unit dues increase of \$15.00/month, increasing the monthly dues to \$465/unit/month. Of this amount, \$340 is allocated to operating and \$125 is allocated to reserves. This budget was ratified by the membership, and the dues increase will go into effect January 1, 2008.

An invoice is enclosed for the January dues, and your new coupon book for the remainder of the year will be sent to you directly from the printer. Should you have any questions, you may call your Association's bookkeeper at Wilderndest, Jennifer Lofton, via email at loftonj@wilderndest.com or by calling 970-468-6291 (or Denver Direct at 303-825-4434), ext. 237. If you are on the automatic bank withdrawal program, the new dues amount will be withdrawn with no additional action required. If you would like to start on the auto-withdrawal program, please contact Jennifer. The forms to sign up for this program are also located on the services page of your website at www.wilderndesthoa.com.

Please note that the budget and financial reports, as well as all your official HOA documents, are posted on the website for easy access for all owners at www.wilderndesthoa.com.