

# IMPORTANT MEMORANDUM

Date: November 5, 2008  
To: Ski Tip Ranch Condominiums Homeowners  
Re: **REMINDER: Annual Boiler Inspections Policy**  
From: Shawn King, Wilderndest Property Management

As you know, the Board established the following policy last year to mitigate damage to units from freeze ups associated with boiler failures and inadequate glycol levels in the boiler systems.

***Ski Tip HOA shall use a licensed contractor to perform annual boiler inspections for each property in the development, recharge each system with glycol as needed, and perform repairs as needed up to a total cost of \$175 per unit, which cost will be automatically billed to each Owner. If repairs are needed that cause the total cost for the unit to exceed \$175, the contractor shall submit an estimate for the work needed to both the homeowner and to the Board of Directors. Notice will be sent to owners every September regarding the policy and allowing owners sixty (60) days to provide documentation that the annual inspection and any necessary work has been performed by a contractor of their choosing. Units providing said documentation would not be included in the project.***

This is a reminder that thus far we have received documentation that only two units have had a boiler inspection completed (units 8720 and 8722). If any other owners have done so, please provide documentation of that service immediately but no later than Friday, November 7, 2008.

If we do not receive the required documentation or hear otherwise from you, inspections in all remaining units are tentatively scheduled for late next week or early the following week. The following units have already informed us to proceed with that service and do not need to reply further: 8705, 8712, 8716, 8718, 8722, 8726, 8734, 8739.

If you have any questions, please call me at 970-468-6025 x273 or email at [kings@wilderndest.com](mailto:kings@wilderndest.com)