

RE: MC Owner Communication  
July 19, 2010

Dear Mountain Club Homeowners,

Following are some items from our recent BOD meeting (July 14) that we deem important to share with each of you.

***Use the Mt. Club Website***

In the effort to communicate on a more regular basis, we have updated our website -- [www.MCHOA.org](http://www.MCHOA.org) -- with the latest financial statements, budgets, and BOD meeting minutes. We encourage you to take time to visit the site as we believe it's beneficial for internal owner trades, better communication, and a way to receive feedback and suggestions.

***Watching Expenses***

After reviewing our HOA financial statements for 2009-2010, The Mountain Club Board would like to bring to your attention some very important information: 1) The propane/heat expenses were \$54,229 over budget for the year; 2) However, we were under budget on electricity usage (\$29,250) and snow-melt (\$20,647). Also, due to heavy snows this season, we were \$12,068 over budget for snow-removal. Therefore, it is imperative that we monitor and pay very close attention to our expenses and monthly cash-flow for this 2010-2011 budget cycle. For example, our utility expenses constitute over 56% of our entire budgeted expenses and therefore is one area affecting possible dues increases in the future. We encourage homeowners to look at the latest financial statements posted on the Mt. Club website. It would be a few minutes of your time well spent.

***Approval of Capital Expenditures***

The board approved a \$235,000 Capital Expenditure from reserves to accommodate new sofa sleepers, Murphy bed repairs, coffee tables, end tables, 7 drawer dressers, TVs for hotel lock-outs, night stands, lobby improvements, small chests (replace console), lighting, 3 drawer chests. We believe these needed furniture replacements and upgrades will continue the policy of unit

functionality (everything works) and appearance (furniture design, color, and appeal).

### ***Availability of Replaced Furniture***

Sometime after Labor Day, the furniture being replaced and removed will be available for any of our Mountain Club owners to have “first come, first serve” option for a very limited time. Our Homeowners’ Representative, Lynne Meyers, would like for the pick-up window to be a 24 to 48 hour time period. If you have any specific interests in wanting some of the replaced furniture, then please contact Lynne at your earliest convenience. The dates, time, and place for the furniture pick-up will be posted to the Mt. Club website, so please stay tuned!

### ***Providing New Calendars***

New homeowner calendars are now available and extend out to 2020. The Board expresses its appreciation to Board Member Joan Pilar for her outstanding work in preparing these homeowner calendars for one-quarter and one-eighth ownership shares.

### ***Update on New Clean Fees***

Kirkwood Lodging has produced a new “Clean Fee” policy, which has resulted in increased rates for 2010-2011. The Board checked into this and part of the reason is that Kirkwood Lodging, our hospitality vendor, has received substantial rate increases from fresh linen suppliers. Please see the attached for Kirkwood Lodging’s new clean fees schedule. This will also be posted on our website.

### ***Submitting HOA Dues***

In these challenging economic times, the BOD is especially appreciative of each homeowner’s timely transmitting of their monthly HOA dues to the association. Submission of your HOA dues in a timely manner helps us as your BOD to have sufficient cash-flow to manage Mt. Club expenses as prudently as possible.

Thank you and we hope to see you around the plaza!

Sincerely,

Mountain Club Board of Directors