

Upper Village Homeowners Association

P. O. Box 3661

Breckenridge, Colorado 80424

July 2, 2009

Dear Upper Village HOA Owners:

I am writing to update you on the progress of our pool renovation project. Overall, planning is progressing on schedule and within the approved budget.

The project team has been meeting weekly to assure good coordination between the various team members and to assure that the project stays within budget. The project team consists of the architect, general contractor, our construction manager, engineering consultants, and the UVHOA construction committee consisting of Dave Hartman, Rafe Sykes, and John Lindgren. There have been two design changes since our May 23rd meeting. To reduce costs, the two new hot tubs will be gunite instead of stainless steel. And, we have decided to leave the elevated deck in place and resurface it.

Bid drawings and specifications were released to TCD, our general contractor, yesterday. TCD's subcontractors have been alerted to expect bid documents today. TCD is asking for bids to be returned by July 9th and will review them with the project team the following week. While the subcontractors are working on bids, we will be working with TCD on the final construction agreement. Our goal is to have all contract issues except key dollar values agreed to by the time the subcontractor bids are received.

The pool will be closed for construction at the end of the day on July 19, 2009. Asbestos abatement will begin the following day and is expected to take three days. TCD will then begin their work. Our goal is to have the project completed by December 11, 2009.

As you can see our schedule for the next few weeks is very tight but achievable in the opinion of the project team provided that our special assessment is paid when due. Payments from owners began coming in earlier this week. Since we need to sign the construction agreement no later than July 17, we would like to have all assessments paid by July 10th. If you foresee any problem paying your assessment by July 10, please contact me immediately to discuss your situation.

For your information, I will be in Breckenridge the following dates this summer: now until July 11, August 1 – 10 and 20 – 31, September 1 – 12 and 22 – 30, and October 1 – 8. I would welcome the opportunity to visit with you or your other board members about the pool or any

other UVHOA business. Please give me a call at 970-547-9594 if you would like to meet with me.

If you have any immediate questions about the upcoming pool renovation, please contact me.

Sincerely,

Wade Dover

President

281-728-1682 cell or wwdover@juno.com