

Upper Village Homeowners Association

P. O. Box 3661

Breckenridge, Colorado 80424

October 9, 2009

Dear Upper Village HOA Owners:

This letter provides an update on the pool renovation, discusses plans for limiting pool use to authorized users, and asks for some feedback regarding pool use information.

Pool Renovation: I am pleased to report that the project is coming along nicely and is still well within the approved budget of \$978,000. To date, no change orders have been written. All pool upgrade work and new spa installation has been completed except for the final plaster coat. Rough framing of the building is complete, permanent electrical power tie-in has been completed, and posts for the fence are in place. Please visit our website (www.uvhoa.com) to see some pictures of the project.

The next priority is to install deck reinforcing steel, snow melt piping, and then pour the deck concrete. These tasks will be completed by the end of next week unless bad weather occurs. Some mechanical equipment has been received and the remainder is on order. Getting all mechanical equipment installed and operational is critical to re-opening the pool. The "Diamond Brite" plaster on the pool and spas must be wet after it is applied, so we must be in a position to fill and heat the pool as soon as the plaster is installed.

As to schedule, we are about a week behind at present, but the contractor and our construction manager both feel that a mid-December completion date is achievable. As December approaches, we will try to give you and our property managers a "best guess" opening date.

Pool Security: The UVHOA Board is committed to tightening control of pool use. To this end, we will likely have a system that requires a smart card or key fob to open the entry door. Our thought is that each homeowner that wants access to the pool will be issued one card. Owners that rent their units will be issued a second card for their property manager. Lost cards or fobs can be replaced, hopefully at the pool, but at a cost that will provide an incentive not to lose the items.

Data from the entry lock can be downloaded to a computer to permit tracking of visits by complex. If homeowners want a reasonable estimate of the number of people using the pool by complex, then sign-in at the front desk will continue to be required.

Your feedback: We would appreciate your comments, concerns, or questions about the security plan discussed above. Also, how important is it to you to have a good estimate of the number of people using the pool by complex as opposed to an accurate count of the number of visits, i.e., the number of times the door is activated? The Board would like to eliminate the need to sign in at the desk and rely on the entry door for access and record keeping.

Finally, please remember that our annual meeting will be on December 5, 2009 beginning at 11:00 AM. The location has not been determined. Weather permitting, we will have the pool facility open for you to visit at 10:00 AM. We will have someone there to show you around and answer questions about the new facility.

The Board will meet in November 2009 to establish a budget for 2010 and the agenda for the annual meeting. We will post the proposed budget and reserve fund forecast on the website for your consideration prior to the meeting.

As always, please feel free to contact me, or another Board member, if you have any questions or suggestions for topics at the annual meeting.

Sincerely,



Wade Dover

President

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