

Below text between the two starred lines is from the owners of EN204

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As per your request we are highlighting our comments regarding the improvements recommended for Enclave. Marty and Mikey combined our feedback. We both expressed thanks and appreciation to our Board and all others who worked so diligently on the preparation of this overview of Enclave improvements. We especially appreciate the organization of priorities to help us understand the scope of work from "Musts" to "Maybes".

- We think the entitlements should be processed ASAP
- Roofing should be approved and started ASAP
- Overframe gables -- not necessary in our opinion but if approved should be done same time as roof. Individual owners in L3 units should assume special costs depending on mountain view improvements.
- Retaining walls -- very necessary. Caution with the aspen trees above wall and try to save them. Is there any possibility of using materials in present carports to decrease costs of reconstruction.
- we agree with balcony flashing test in 2015 with evaluation and decisions to follow
- we suggest some alternative to new carport/entry monument. We are concerned with the high price of this (\$425,000)
- we agree with modernizing elevators although we would have agreed to replacing them if that were necessary
- we are very opposed to resurfacing of existing brick with stone. (\$402,000) We think the brick looks fine and the colors complement the new rust paint. We think bricks should be used on any new structure to provide continuity

- we question the new entry auto court and elevator although we agree some change is needed. Very concerned that too many trees which really beautify our property, would be sacrificed.

- we agree that a new fitness center would be a plus but would like to see if the estimated cost of \$450,000 could be reduced somehow.

- Arrival center is fine the way it is

(Afterthought -- we are glad we live on the side of building with an elevator from carport level. If an elevator is approved for those on the northside, will those owners be assessed more? Not sure what "Owner standalone 25%contingency ...." means.)

Again we thank everyone who worked so hard on the "future" of Enclave and we want to emphasize that we will support most of the recommendations. We do want to emphasize also, that we do Not want to have any loss of use of our condo during the winter or summer seasons.

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Below text between the two starred lines is from the owner rep of EN109, with replies from Mike George

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Thanks Mike for running the meeting on Thursday. The plans seem fairly clear. A few thoughts:

- Are there any potential large ticket item repairs that may come up during the 3 year assessment paying period that owners would be responsible for that have not been budgeted? Pool resealing, leak repair, etc.

The property is in its 4<sup>th</sup> decade, and the potential for unbudgeted, large ticket repairs always exists. For instance, in the case of the special assessment #2, currently in year one of three for assessment collections to reimburse the reserve fund, there are now more repair costs not covered in that approved special assessment. The engineering report from the current year identified accelerated structural damages from more deterioration over time, since the prior report was issued and resultant corrective work was performed. So, the HOA will need to increase assessments in one form or another to address the known costs for those additional repairs that occurred this past spring.

Leaks by their very nature usually occur without any warning. Our push for the HOA to consider re-plumbing the crawl space as a component of the projects under consideration is an effort to avoid the resultant service interruptions and associated costs.

Our other pushes for roof, retaining wall, and infrastructure replacements, should they ultimately be approved and performed, will minimize the likelihood of future, as yet unknown, major capital repairs.

But, it is an old building. While risks for unplanned repairs will not go away with this work, they will be significantly diminished.

- Would the owners consider paying first for the Phase 1 priority items (approx. 2million) for the next 3 years and consider triggering Phase 2 once Phase 1 was paid for? It may help owners wishing to sell to have the lower yearly special assessment amount.

The funding mechanism has not been established, so many scenarios are possible. None of us know, as of yet, what this land entitlement component effort may yield.

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