

Correspondence to Owners, August 15, 2013:

From: Kimbrell, Wanda S SOPUS-FD/LUR

Sent: Thursday, August 15, 2013 8:27 PM

To: 'dworthington@tomichi.co.uk'; 'elaineweston1@msn.com'; 'djmcclroy@msn.com'; 'cmorefilms@comcast.net'; 'quietsurf986@yahoo.com'; 'sweetspot@earthlink.net'; 'cbg@turbonet.com'; 'pdapcc@sbcglobal.net'; 'billypowel@aol.com'; 'sakimoto@worldshare.net'; 'sundog@turbonet.com'; 'toolorder@aol.com'; 'powderdreams@hotmail.com'; 'dhailey6@gmail.com'; 'timcoffey@candinvestment.com'; 'Cloudee2000@aol.com'; 'rodolfo Suarez@comcast.net'; 'baron-von-k@gmail.com'; 'phil_b34@yahoo.com'; '407woodcreek@gmail.com'; 'jwlrwife@austinrr.com'; 'russellwillings@yahoo.co.uk'; 'ricekerr@bresnan.net'; 'sullib@99.com'; 'pballjones@aol.com'

Cc: 'jfguzzi@msn.com'; 'jo@muddbugsgourmetfood.com'; 'Lynn Kiklevich'

Subject: WoodCreek special assessment for elevator modernization

Dear WoodCreek Owners,

The several months has resulted in the necessary decision to take action on the critically overdue Elevator Modernization. We are sending immediate information on the updated financial plan to advance and contract our place with Thyssen Krupp Elevator. There is an 8 month lead time to insure engineering, manpower, and materials to guarantee price and timing. At our last annual meeting July 3, 2013, our owners voted to make the Elevator Modernization the highest priority for 2013-2014 Budget Year. The new Board supported by Management agreed with the concern of our owners and have taken action to move our Elevator Modernization to be completed next April/May 2014. Our 10 year plan was redirected to meet your Boards priorities to Finance the overdue Elevator and eliminate future planned additional Special Assessments. The risk reward for our past policies have come due to be evaluated. The risk for a full up catastrophic breakdown would put us down a minimum of 8 months and demand that we pay cost plus to bring an unplanned failed elevator up as soon as possible ahead of the minimum lead time. The cost and the down time would financially ruin Wood Creek both for dollars, legal fees, and a bad marketing/rent reputation that could be break us financially. In addition, there was no planning to increase the Capital Plan over the past 4 years with a date certain to replace our Elevator. We had to finance our Elevator with the best price tag for our risk reward review by planning our Elevator and locking in 2013 cost for all the services and additional contractors for the required safety codes.

We are sending out an advanced notice to our owners as the hurdles to get all the facts together thru CBMR has stymied our early release date. CBMR will follow up with a hard copy to every owner of record. Your Board is sensitive to the financial impact that will be levied upon all of us. We approved the total assessment to be broken into two payments over the next 6 months. The first due at the end of September and the second due at the end of February. For those who would like to make these two payments over a period of six months each, we have approved an option to make monthly payments with the first payment due Sept 30. This option will include a finance charge of 5% to defray the costs of the associated accounting. Again, you can pay the total amount without finance charges or pay zero down and finance the difference over 6 months periods. The same will be provided for the next half of the total payment due.

We look forward to announcing the future for Wood Creek and our Vision as your Board has been meeting five or six times to get us back on track for the long term value of our Community.

Sincerely,
2013-2014 Board
signed
With Package / Attachments

James Guzzi
Jo Mudd
Wanda Kimbrell

The following letter was sent as an attachment to the August 15th email:

WOOD CREEK HOMEOWNERS ASSOCIATION

IMPORTANT INFORMATION LETTER TO THE HOMEOWNERS OF WOOD CREEK

VISION FOR WOOD CREEK

CREATE THE LONG TERM FINANCIAL STRENGTH TO SUPPORT THE MODERNIZATION "NEW LOOK" TO ENHANCE THE EXISTING PHYSICAL STRENGTHS OF OUR PROPERTY AND OUR UNIQUELY DESIGNED BUILDING. PROVIDE FOR THE NEAR AND LONG TERM VALUE THAT IS INHERENT IN WOOD CREEK'S SUPERIOR LOCATION, LOCATION, LOCATION. ESTABLISH WOOD CREEK TO BE EQUATED TO OTHER ESTABLISHMENTS LIKE THE PLAZA AND BLACK BEAR. SHOW A SENSE OF PRIDE AND SOLID VALUE FOR OUR OWNERS, RENTERS AND FUTURE BUYERS. CREATE AN IMMEDIATE SOLID FINANCIAL FOUNDATION FOR THE LONG TERM INVESTMENT IN WOOD CREEK FOR OWNERS AND NEW BUYERS.

BOARD SUMMARY

Your newly elected Wood Creek board is the most qualified ever and unanimously committed to the Financial Strength and our Unique Property's Modernization. Our priority will be to smartly take immediate advantage of our Building's Opportunities and Location. We will first and foremost insure that the well-being of our owners, renters and guests, and future buyers come first. This Board has met three times since our election to critically study and understand our total needs to unanimously establish the requirements to commit our HOA on a long term path to be a Valued Investment.

The Annual Homeowners Meeting addressed the voice of the owners to take action on our major capital project or Elevator Modernization. We have postponed this critical capital project for over the past 4 years (with no planning for a date certain or the funds to support the future finance of the Installation). The vote of the owners made the Elevator Modernization the top priority for the 2013-2014FY. This Board totally agrees with the owners and has committed to make it happen.

The Board smartly approved the Elevator Modernization for April 2014 and authorized the Final Engineering Design and the procurement lead time planning to achieve our date. A maximum of 125,000 dollars was committed to complete the minimum requirements to have a total modern state of the art Elevator, new doors, and newly finished modern car to equal our investment and "New Look". In addition, the long-term financially solid HOA 10 year plan was asked for and developed to insure our New Look and Infrastructure Capital Projects. Our new plan has approved the minimum for our special

assessment and calculated the annual capital funding to eliminate the future planned special assessment for FY17 while simultaneously continuing our Vision's Modernization for WC's Value growth.

Our goal is to have a Capital Reserve of 100,000 dollars plus to use over next 10 years to insure our viability and solid Reserve Standings. These Reserves will be used to bring Wood Creek equal to Plaza and yes Black Bear in look and appeal and prestige. We can do it with taking advantage of our building's existing excellent features that are already paid for. The small increase of 6.5% of the capital fee will set us on this path to Financial Freedom to insure our increased value Modernization will have us primed for the real estate turn around that is beginning to hit Crested Butte. We will ride this wave. Our financial strength will be our most noted asset and will be evident with our New Look that will be achieved. New buyers will take note of this most important asset and New Look Vision to justify their future decisions. We encourage and hope that individual modernizations will be justified and continue with existing and our new owners. Our corporate investment will insure that the individual's owners condo modernization will be a good investment in today's opportunities. Real Estate will be the last best solid investment for future appreciation and income. This Board is totally excited about our future and the new pride for all our owners. We will not look backward but forwards to the long term success for Wood Creek. This Board unanimously supports the decisions that will bring pride and value to our Wood Creek HOA. We look ahead to spending the time to do the work with the "Best Management on the Mountain" to execute our Vision for each owner. We will be a valued Team that will work closely together to make the success of Wood Creek reality certain! We are fully invested to be a highly qualified and dedicated solid Team.

PRESIDENT'S SUMMARY

FOR THOSE WHO DO NOT KNOW ME, LET ME INTRODUCE MYSELF AND MY TOTAL SUPPORT FOR OUR BOARD'S DECISION AND TO THE SUCCESS OF WOOD CREEK.

I made the final decision to select and buy into Wood Creek in 2004, simply because I could see best long term opportunities for making my investment a solid decision. I truly love Wood Creek and every great advantage about it. I love it even more so today. As such, I feel like I am helping to make decisions that would be best for "our home" in the Mountains that is both yours and mine. I feel this Board has the same commitment and feelings.

I am a retired 20 year career Lt Colonel of the United States Air Force, and was called back into the Air Force, from a successful career in Corning Corporation as a Corporate Strategic Planner. In that job, I designed the Plan for Fiber Optics that was the blue print used to execute the next wave for Corning's info technology business. As a result was selected to be the youngest junior exec to be sent to the Cornell Executive Development Program in 1979. In 1981, my Country called and I answered the call to rejoin the Air Force by President Reagan's Engineering Recall Program to eliminate our shortages across the Services; and was selected to be the Program Manager for Reliability and Maintainability for the 3.7 Billion Dollar Engineering Design of the C-17A Transport for the United States. That job allowed me to development my own management model adopted by McDonnell Douglas, designer of this modern Transport. It guided this Company to design our most reliable and dependable Transport ever delivered to the US Air Force. This new Management Model is being used in the United States today and is being studied and developed to be taught at major Universities. Along the way, somehow I educated myself to make all of this possible. The list includes a BS in Aerospace Engineering, MBA in Management and Finance, an MS in Systems Management, and the Cornell Executive Development Program. The Air Force

nominated and selected me to attend the highest DOD Management School, The Defense Systems Management College for Program Managers. A 99.5% average was achieved. When I retired in 1994, the United States awarded me with five Meritorious Service Medals over my career, the highest Peace Time Award for major contributions to the United States.

I have one daughter that I adopted from Russia in 1993 and who is now 21 and is successfully completing her BS in Illustration from the Art Institute of Ft Lauderdale Florida. I now live in Naples, FL and am retired and I presently serve on our Board of Directors for my Condo Home in Greenlinks Villas of Lely Resort. I am very proud to have been elected President of your Board and to have the opportunity to lead our HOA to achieve a sense of pride to all the owners who call Wood Creek their "home" in the Mountains. I do!

I have been looking at the future of Wood Creek since I bought my unit in 2004. And have to tell you that your Board, all who are also very talented and educated, was equal and unanimous to help develop our Vision. We have all accepted our responsibilities and accountability to be number one, and have made the important decision to put Wood Creek on a new path to Modernization, Prosperity and Value. Our well thought out financial plan will create the reality for the future of Wood Creek. You will be proud as I and your Board to take our rightful place in our Mountain Community as one of the top tier Mountain Condo Communities. We can do it and we will smartly make it happen. We have committed to communicate with you during this whole new exciting process. We plan to upgrade our Web Site to be one of the best sites for all who do now and will know the new Wood Creek. Our new financially solid 10 year plan speaks for itself. We will have new buyers looking for our very kind of HOA that has committed to the Modernization New Look with the Capital Reserves to make it happen and defined and proven Financial Security. Our values and rents will go up! We will insure the compounding of our value by leading our Vision's Modernization in step with the on-going demand in our real estate market.

You will see the plans for our modern Logo and new Look Lobby to complement our new Look Elevator, New Lighting to enhance the look of our outside that will help enhance our Modern Elevator. In addition, we will be working on a New Look Portico that will be planned with our new funding. Our needed roof, retaining wall, and complete outside painting is fully funded without another planned special assessment (that was included in the old plan). We will have the reserve funds to deal with unknowns both to enhance our New Look and any unexpected emergencies. We will also support our insurance deductibles to support new savings on annual premiums. Coin Change machines will be added to our Laundry Rooms. And this all will be done smartly and planned over the next couple of years and supported by our 10 year Plan. A newly Designed Portico (using the existing structure), Complimenting Retaining Wall with masonry, and New enlarged Entrance Doors will be designed and presented to the owners for all to appreciate and comment. Our New Look Modernization Plan will be presented to you.

As such, we have each committed that each Board Member can be reached by email or cell phone and will support all owner's communications. Our next update Quarterly Letter will be written by Both Wanda Kimbrell and Jo Mudd to address their credentials and support for our exciting Vision. Our priority commitment is to keep us all informed while we smartly change our look. I am excited for Wood Creek as I am equally excited for fully supporting our Elevator Modernization and Financial Modernization 10 yr Plan that will take us all into a financially secure "New Look Future".

Sincerely,

Col Jim Guzzi