

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.”

Old Business summary

We are driven by our vision to create the course that will add to our investment values both near and long term to be enjoyed by our owners, renters, family and friends, and substantiated by our new buyers. The special assessment first installment was a success, and we would like to thank the owners for your positive response on this. Our contract with Thyssen Krupp has been executed and the elevator modernization project is in place for next spring. Our second installment will be due in March and insure the final payment will be in hand for a successful completion of the center piece of our modernization. We have verified that the funds in the capital budget will redo our lights, as well as update our lobby in a way equal to the new elevator look. We are going thru the approval process with the many codes with Mt Crested Butte. We have a very good designer establishing the “new look” for this phase and as well into the future. Our new logo/signage will be available soon as part of the name for our building and the logo for our website/marketing niche. We are excited about our progress that will keep Wood Creek competitive now as well into the future. Our commitment is to keep our new look/ vision within our strong capital budget/10 year plan. Our vision will guide this board and future boards to maximize our investments into the future and to maintain our capital investments while not starting over.

New Business

We have looked at the insurance policy for Wood Creek and have established that it results in excellent coverage for our owners. We have the coverage for inside the unit that will cover the inside except for personal property. A special letter is being sent to each owner at our request to outline the coverage and give the Owners some guidelines for purchasing the proper amount of Personal Property insurance. Personal property insurance will be a bargain with our policy in place. We have given the preliminary OK for washer/dryers in the condos as long as the Owner submits a well- engineered plan approved in advance by the board. We have had some inquiries and request from new buyers. The approval will insure the equality of the infrastructure and the high standard looks for the outside venting.

We have been updated by a local real estate sales agent that we have equaled the \$200 per SF for Wood Creek. The timing is very good for our elevator modernization, new look lighting and lobby and our long term new look/strong capital plan. We are in great position to compound our returns for the present uptrend in our market. We have moved from the low 120's per sf to over 200. As note in 2007, Wood Creek was well into the 500 per sf market values which we now know as a bubble in the national real estate market, but that indicates we can gain achieve the higher end of the new market. As noted, today we are in position to be in the upper tier of market value vs price. Kim Rose, realtor in CB, will be keeping us informed of the market and the buyers' interests in the project. She has noted some of the sites have rated Wood Creek 5 star out of five by those who have stayed and experienced our home.

We have reviewed the inspection by Charlie Farrell and Robert Harrison last July line item by line item, and approved immediately all actions to deal with our building structure and good appearance. We will not short change the looks of Wood Creek to achieve structural integrity. We all can give our thanks to

Robert as the past President and to Charlie for continuing to inspect our property once each quarter. That is a tremendous advantage to this board and the owners.

It was noted by management that the recent inspection report from our insurance carrier indicated that we will have to address all of our balcony railings, as they do not meet current code. The Board has directed that an estimate be given to the cost, and include this capital expenditure in our 10 year plan so we can begin to plan for its cost. The goal is to put this capital expenditure at the maximum year in which we have to meet the standard. Plaza has already completed this very expensive change over. We will begin to look for the style that will be best for safety and looks and cost for our long term infrastructure and safety success. We will not wait for another special assessment to address this expenditure, but plan for monies being earmarked now out of our plan.

When asked why The Plaza was featured differently on the CBMR website than the Wood Creek, Lynn Kiklevich explained that The Plaza board of directors had exercised their right to designate an exclusive rental management provider for the building. Any owner that rents their condominium on a short term basis must do so through CBMR. The owners at the Plaza feel that this is the best way to maintain the security of their building as well as provide the best, most consistent rental product to their guests. In return, CBMR gives the Plaza additional exposure on the official ski resort web site – alongside our other exclusive properties. CBMR still works with owners who wish to VRBO their units, giving them an extra 10% commission on any reservations that they produce from their VRBO site – but the reservations go through CBMR and then CBMR provides all the services including daily housekeeping services.

The board indicated that they were intrigued by this and may want to explore this further.

Executive Summary

To stay on top of maintenance issues and our operating budget and capital plan, this board has approved a management executive summary be provided quarterly to address all issues important for the success of an active board. Your board and management will be accountable to you for the stewardship and trust you placed in us. Your new board will direct and work with management to support our proactive style to plan, assess, and make good supported decisions and not wait for issues to be resolved on an annual basis. We will keep the owners informed on the success of management as well as our successful leadership in “being proactive”. Your board is responsible for Wood Creek’s success and future, and we will do it.

Suggested Ex Summary format:

1. Budget financials (changes to operating accounts)
2. Maintenance/infrastructure status
3. Project status (buidling/10 year plan)
4. Other important issues/suggested actions/decisions
5. Summary for month status. Green/yellow/red

Note this summary will be an “executive summary” that will be sweet and to the point. The timing will be the third week after the 3rd month so that financial statements for the entire quarter can be presented. December will be our first month for a report to be sent to the board via email. The board will call a meeting if we have yellow or red status. A full summary will be provided for quarterly assessments and review based on the areas of need.

Presidents report.

I am happy to report that I had a successful heart valve repair (100%), but have to meet the next hurdle to realign the heart rhythm and rate associated with an operation that disrupts this process. I feel good about the care and outcome. The hard part is over.

I think I can speak for the board, as we all agree that we are excited and grateful for the good support shown to us by our owners and this includes realtors for acknowledging our change in direction that will ensure the best outcomes for wood creeks present competitive gains and our future success

My goal is to make the Wood Creek web site the center for communications for all our owners, prospective renters, and new buyers looking for a great value, location and strong capital budget with a vision. We have turned the corner and the new look will be our goal and we look for your feedback during this process. We all will accessible by email and phone with your inputs, ideas, comments and questions. Our website will make you an informed owner of the wood creek family that can be an active part of supporting your board direction and goals.

I look forward to making it through this last high ski season with a working elevator that will allow us to transition to one of best high tech modern elevator systems on the mountain and that will be the “centerpiece foundation” for our future and new look.

With best regards,

Ltcol jim guzzi, president

Respectfully submitted,

Approved,

James Guzzi, President

Jo Mudd, Secretary