January 8, 2021

Dear Homeowner,

Happy New Year!

Capital Project Update:

- During the past year, the Association completed its fourth year of the Special Assessment Capital Projects. The projects continue to have been completed according to plan (with some additional enhancements), and they remain within the overall budget. This is a remarkable achievement and has been a significant transformation of many elements on property which all homeowners can enjoy.

- Next spring, the natural gas fireplace conversions will resume which is the final project related to the 2016 Special Assessment. Additionally, under the regular capital funding, the Building 15 deck project is scheduled to begin in April and includes the deck structure replacement on the back side, new deck surface throughout and improved stair towers. This will complete the buildings with wrap-around decks that posed the greatest safety concern.

Real Estate Update:

- During 2020, real estate sales activity was extraordinarily strong with a total of 33 transactions in comparison to 21 during 2019. The increased activity brought sales prices within the following ranges: one bedroom units from $325,000 to $442,000; two bedrooms between $560,000 and $680,000; there were no three bedroom condo sales, and Townhomes ranged between $772,500 and $1,325,000. Generally, the sales commanded strong prices with a few outliers bringing lower prices for original condition units. The average sales prices appreciated year over year by: one bedrooms at 4%, two bedrooms at .35% and Townhomes at 9%.

COVID Update:

- The COVID situation in Vail remains largely unchanged since the last update. The County is still in the Orange phase on the State's dial with the incident rate in the Red category. To help combat COVID concerns, Vail Resorts has implemented a reservation system to control the number of people on the mountain. Arguably this is a good practice, however it appears to have affected rentals over the holidays since most of the days showed no available ski reservations for advanced bookings. For the two-week time period, occupancy at the VRCMR ranged from 35% to 65% which is considerably lower than normal, but mirrored the results throughout town.

Club Update:

- Please remember that hot tub reservations are now required after 3:00 PM. Otherwise, use during the day and the swimming pool do not require reservations with users responsible to follow the rules, adhere to capacity limits and maintain social distance. The hot tub reservations link has been sent to all owners and there is also a QR code that you can use located at the Front Desk.

- Please remember that due to the continued capacity concerns the No Outside Guest Policy will remain in effect and outside guests will not be allowed to use the facilities unless they are accompanied by an owner. Hopefully as the year progresses the COVID situation will improve and some of the usage restrictions can be relaxed and we can resume more normal operations. In the meantime, thank you for your support and understanding.

- The Club is now offering massage services. Strict health and safety protocols are followed which include each massage room being disinfected before and after each use, the room is not used for an hour between services and an additional HEPA air filter has been added to each room. Massage appointments can be arranged through the Front Desk.

Unit Remodels:

- With the off season approaching in a few months, the Contractor Rules are attached to assist owners preparing for remodels after the winter season. These rules should also be provided to your contractors and please have them notify Iris Nelson in Maintenance so they can sign an acknowledgment and coordinate details. Thank you!

2020 was indeed a very challenging year for everyone. Thank you for your support and understanding as we've worked to address the ever-changing COVID situation with enhanced cleaning and disinfecting procedures and a variety of new protocols. Thankfully, construction and project work continued with positive results, the operations were allowed to reopen, and business has been better than expected. As we look forward to 2021, please stay safe and healthy, and Best Wishes for the New Year!

Sincerely,

Matt Ivy
General Manager