



December 7, 2022

Dear Homeowner,

The Board of Directors recently held our quarterly meeting, and I would like to provide you with an update of our activities.

Introduction of Kim Rediker

We began the meeting with an introduction of our new General Manager, Kim Rediker, who was able to attend the Board and Committee meetings. Kim has an extensive background in homeowner association and hotel management and has served on many of the Town of Vail's boards and committees including being on Town Council and the Vail Recreation District board.

Kim and Matt Ivy are working together currently to make the management transition as smooth and seamless as possible. Please introduce yourself and give Kim a warm welcome to the Vail Racquet Club Mountain Resort.

Election of Officers

After Kim's introduction, we proceeded with the election of officers for the next year and I have the privilege of serving as your President, Greg Simpson will serve as Vice President and Hal Naiman will continue as Secretary.

Financial Reports

We reviewed our YTD financial report which showed all entities are performing better than budget at this point in our fiscal year. The Club and Rental operations have continued with strong performance and the Lodging Operation set another record for last summer's revenue. With such positive results, as a benefit to homeowners participating in the Lodging Operation, the Board decided that the annual Fall Deep Cleaning will be paid for by the operation and will not be billed to the participants.

Insurance

The Board invited our insurance agent to provide a review of the Association's insurance policy including specific areas of the property and liability coverage (please see the correspondence from our agent and the Insurance Guidelines following this letter). For the past few years, property insurance has become more and more difficult to secure as natural disasters across the country has taken a toll on insurance companies. The losses due to hurricanes, the Surfside building collapse, and, for our market in particular, the fires across the western states with continued drought concerns have all had an effect on the ability for properties to obtain insurance as well as the rates being charged by carries.

After analyzing the market, our insurance agent has recommended staying with our current carrier Cincinnati insurance. This comes with a substantial overall premium rate increase;

however, it is a favorable rate for our property's insurance when considering the market place and we are fortunate to still be able to find adequate coverage. You will notice the biannual insurance billing is reflected on your statement this month.

Updated Governance Policies

The Board reviewed legal counsel's recommendations and adopted two updated policies as required by the State. The policies updated were the covenant violation enforcement and collection policies. These will be added to the Homeowner website where you will be able to find them listed under the Resource Center.

Real Estate Update

We received a 2022 real estate update which showed 18 transactions so far this year with several new benchmark sales being set. The following are the sales ranges so far this year: one-bedroom units ranged from \$480,000 to \$765,000; two bedrooms between \$925,000 and \$1,100,000; and Townhomes ranged between \$1,050,000 and \$1,273,000.

Club Committee Report

The Club Committee reported that outside memberships remained strong throughout the off season, and they've received favorable feedback for offering massage services this summer by the pool. Also, new carpet has been installed in the entry, going downstairs to the club level and in the massage rooms, and a new swimming pool cover system has been created and installed.

Steve Loftus provided an update on the new hot tubs which are running behind schedule due to supply issues with concrete. The manufacturing company had plenty of capacity, however their trucks were sitting on the lot due to a driver shortage. The new hot tubs are expected to be in service by Christmas if there are no other issues with outside contractors meeting the schedule. The plan is for the new hot tubs to remain Adult, and the Club will continue to offer the family hot tub by the swimming pool.

The Committee reminded the Board that the VRC Homeowner Family Membership offers added benefits of an extended Family membership which goes up and down the direct family line (grandparents, parents, children, and grandchildren) and we receive a Club booklet with 10 free guest passes and other discount coupons. The booklets were mailed last week and we hope you and your family will enjoy these benefits at our wonderful facilities.

Homeowner Survey

The Board reviewed the Homeowner Survey results and we are appreciative of the feedback and found the comments useful. It was interesting to see that many owners are spending two to four months a year on property and most homeowners work remotely while on property. Owners gave high marks to the virtual Annual Meeting and a strong majority indicated they would be more willing to attend a remote Annual Meeting in the future. We also found that a majority of owners have dogs and nearly all respondents use the club facilities.

We spent a lot of time discussing the results of the tennis court property across the street. Most owners favored a combination of new post tension Pickleball and Tennis courts along with

a park area. The Board felt that this is such a significant opportunity that it warranted much more exploration to better understand the allowable options for the property, and what would be in the highest and best ongoing interests of the Association. We will continue our research and visioning process and will keep homeowners in the loop as things proceed over time. Again, thank you to those owners who completed this year's survey; it is very beneficial for the Board.

Staffing Challenges Continue

Finally, we reviewed the continued staffing challenges throughout the Vail Valley. We are very fortunate to have employee housing and most of our full-time employees are taking advantage of living on property, yet we're still not fully staffed. Thank you for your patience and know our employees are doing the best they can to handle the volume of business under difficult circumstances.

In closing, I look forward to serving as your President and appreciate your support. I wish you and your family a happy holiday season.

Sincerely,

A handwritten signature in black ink that reads "Fred Bradford". The signature is written in a cursive style with a large initial "F".

Fred Bradford
President



Mountain West Insurance & Financial Services, LLC

201 Centennial St. 4th Floor, Glenwood Springs, CO 81601
(800) 390-0559 toll-free
(970) 945-9111 office
(970) 945-2350 fax
www.mtnwst.com

11/14/2022

RE: Racquet Club Owners Association

Dear Unit Owner:

We appreciate the opportunity to place the Master Association Insurance Policy for Racquet Club Owners Association, and we look forward to servicing the Association's insurance needs for this coming year. We believe we bring the best value to our Association clients and that is a combination of comprehensive coverage at very competitive premiums.

The Association's Master Insurance Policy has been written to comply with the insurance requirements outlined in the Association Declarations.

The Association is to insure the following:

- ⇒ **Common Elements (buildings, structures and common areas)**
- ⇒ **Limited Common Elements (outdoor decks, patios, etc.)**
- ⇒ **Property included in units which were initially installed in accordance with the association's original plans and specifications**

AN IMPORTANT INSURANCE REMINDER FOR ALL UNIT OWNERS:

Owners are responsible for insurance on the following:

- ⇒ **Any building improvements & upgrades installed in the units by previous or current unit owners**
(Do I have adequate limits to replace the interior surfaces as described in the decs & bylaws?)
- ⇒ **Contents – Furniture, Furnishings and other Personal Property**
(Do I have replacement cost coverage or actual cash value?)
- ⇒ **Loss of Rental Income / Loss of Use / Loss of Assessments**
(What limits are available? Does the loss assessment coverage apply towards an association deductible?)
- ⇒ **Personal Liability**
(Does my policy have rental restrictions? Does my umbrella extend to this policy?)

Please refer to the insurance section of the Association Declarations for further information regarding insurance requirements for both the Association and the individual Unit Owner.

If you have any questions or need any further clarification, please give me a call.

Sincerely,

Meghan Wilson

Meghan Wilson, CIC
Commercial Lines Agent



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Association Residential Unit Owner's Insurance Coverage Fact Sheet
(Questions to ask your individual insurance agent)

Interior Building coverage - The unit owner's policy can cover the portions of the unit interior which the owner is responsible to insure, per the declarations and by-laws.

Q. Do I have adequate limits to replace the interior surfaces as described in the decs & bylaws of the association?

Personal Property coverage - The policy covers the personal belongings at the location of the unit, such as furniture, dishes, clothing, etc.

Q. Do I have replacement cost coverage or actual cash value?

Loss of Rental Income/or Loss of Use - In the event of a covered loss and the unit is found not fit to live in, the policy will provide coverage for additional living expenses (primary or secondary home) or loss of rental income (rental property) until the unit is repaired.

Q. What limits are available?

Loss Assessment coverage - The policy will pay for your share of a loss assessment charged against unit owners as a result of a loss to the property owned by the association or for a bodily injury or property damage liability claim against the association. Loss Assessment coverage is subject to coverage and exclusions in the unit owner's policy. The policy may also provide some coverage towards the association deductible.

Q. What limits are available? Does loss assessment coverage apply towards an association deductible?

Personal Liability - The policy provides liability coverage in the unit. Coverage would apply if the unit owner is found to be legally liable for a claim of bodily injury or property damage. Most unit owner's policies can provide limits up to \$500,000.

Q. Does my Umbrella policy extend to this policy? Does my policy have any rental restrictions?

RACQUET CLUB OWNERS ASSOCIATION

INSURANCE GUIDELINES

Adopted April 28, 2007

1. ASSOCIATION'S DUTY TO INSURE.

The Association has the duty to maintain, at all times, insurance policies which satisfy the requirements set forth in the Declaration. In performing its duty, the Association expects to obtain and maintain policies (if reasonably available) that provide the following coverage:

- Property or Casualty Insurance. Property or casualty insurance for the replacement value of the Units, as originally constructed, and for the Common Elements, including improvements to the Common Elements. Improvements, upgrades made by the developer's general contractor, prior Owners or others on behalf of the Owner, decorating, furniture, furnishings, appliances, or other personal property belonging to Owners are excluded and not covered by the Association. The policies to be obtained and maintained by the Association are to cover cabinets, countertops, permanently attached floor coverings, interior walls, plumbing fixtures and light fixtures as originally installed by the Declarant or intended to be installed by Declarant prior to any requested upgrades. The Association's property insurance policy does not cover any of an Owner's personal property in their Unit.
- General Liability. Commercial general public liability and property damage insurance against claims for bodily injury or death or property damage occurring upon or in the Common Elements. The Association's liability coverage does not extend to claims within the boundaries of the Units. Owners are encouraged to obtain sufficient liability insurance coverage for occurrences on their Units.
- Other Policies. Such other policies as the Board of Directors of the Association determines.

2. OWNER'S RESPONSIBILITY TO INSURE.

Each Owner is encouraged by the Association to maintain, at all times, the following:

- Unit Owner Property or Casualty Insurance. Such insurance should provide complete comprehensive contents coverage, including furnishings, personal property, upgrades or additions to fixtures, appliances, wall, floor and ceiling materials other than original construction
- Liability insurance. Such insurance should provide coverage against claims for bodily injury or death or property damage occurring upon, in or originating in the Unit.

- Deductibles of the Association. Each Owner is also encouraged to obtain personal insurance coverage which may pay the Owner's portion of the Association's deductible amount in the event of a claim.

If an Owner lives in the Unit. The Owner should obtain an HO-6 policy. The Association has been advised that HO-6 policies generally include the following five basic coverages: dwelling coverage, personal property coverage, liability coverage, loss assessment and loss of use. Dwelling coverage should include the amount of improvements/upgrades made and all items specified in the Declaration as the Owner's responsibility. Personal property coverage should include all furnishings and clothing. Liability coverage includes anything that happens within the Unit. Loss assessment coverage is recommended to cover the difference between the Owner's personal deductible and the Association's deductible allocated to the Owner. Loss assessment coverage may also pay for any special assessments levied by the Association to pay for deductibles allocated to the Association. The Association has been advised that dwelling coverage may also cover property losses below the Association's deductible that may be above the Owner's personal deductible.

If the Owner has their Unit in the Association Lodging Program, or leases the Unit on their own. The Unit should be covered by a rental policy (landlord's policy). This policy should offer dwelling coverage, personal property coverage, liability coverage and loss of rents if the property must be vacated while being repaired/rebuilt. Many landlords' policies also include loss assessment coverage. The Association has Lodging Rules and Regulations that specify the extent of insurance each Owner of a Unit in the Association's Lodging Program is to maintain.

Recommended Consultation by Owners with their own Insurance Agent. The Association recommends that each Owner consult with the Owner's insurance representative to ensure that the Owner has adequate insurance coverage to address his/her needs and ensure that gaps between the Association's policies and the Owner's policies are minimized.

3. CLAIMS ON BEHALF OF THE ASSOCIATION.

The following procedures should be followed by the Association (acting through management or the Board of Directors):

- The Association may notify its insurance carrier of the occurrence and determine whether to submit a claim under its policies by balancing the benefits conferred to the Association under the policy with the costs associated with the claim to the Association.
- In the event that the Association determines that it is in the best interests of the Association to submit a claim under its insurance policies; the Association shall follow the procedures set out in the policies describing the insured's duties in the event of an occurrence, claim, or suit.
- In the event that the Association determines that it is not in the best interests of the Association to submit a claim under its insurance policies, the Association shall still be obligated to complete repair of the damages as if a claim had been made. The

Owner will remain responsible for the amount of the deductible as provided in these Guidelines, even if the Association performs the repair of the damages without submitting a claim.

4. CLAIMS ON BEHALF OF AN OWNER.

If an occurrence is made known to an Owner that results in damages or injury to an Owner or a Unit which may come within the Association's coverage as required in the Declaration, the following procedures shall be followed by the Owner:

- The Owner(s) shall promptly notify his or her personal carrier of the damage and follow the procedures set out in the Owner's policy describing the insured's duties in the event of an occurrence, claim, or suit.
- In the event the damage the Owner has sustained may come within the coverage required of the Association under the Declaration, the Owner shall promptly notify the Association of the damage by providing written notice to the Association setting forth the following:
 - a) Owner's home address and phone number;
 - b) The time, place and circumstances of the event;
 - c) Identification of damaged property; and
 - d) In the event of a liability claim, the names and addresses of the injured, and of any witnesses.
- The Owner shall give the Association a reasonable opportunity to inspect the damage, if requested.
- Within 15 days, the Association shall seek to determine whether the occurrence or claim consists of damages for which the Owner or the Association is responsible for insuring under the Declaration. The Association shall so notify the Owner.
- If the Association determines that the occurrence or claim consists of damages for which the Association is responsible for insuring, the Association shall follow the procedures set out above.

5. RESPONSIBILITY FOR PAYMENT OF DEDUCTIBLES AND OTHER AMOUNTS.

The deductible on the Association's property insurance policy is currently \$10,000. The trend in the insurance industry and many similar condominium communities is towards higher deductibles. Whether the Association, in its discretion, chooses to submit a claim under the Association's insurance policy or not, the payment of the deductible amount for claims that the Association is responsible for insuring, shall be as follows:

- Common Elements. The Association shall pay or absorb the deductible for any work, repairs or reconstruction for damage to Common Elements or for damages to Units that would be the maintenance responsibility of the Association in the absence of

insurance. However, if the damage is caused by the negligent or willful act or omission of an Owner, his family, guests, or invitees, the Association shall seek reimbursement of the deductible amount from such Owner as an assessment. In that event, the Association may also seek reimbursement of any such damages which are not recovered from insurance proceeds, including not only the deductible amounts under the Association's insurance policies, but any amount of such damages not otherwise recovered and for which the Association may be held responsible under its governing documents. Such amounts may be collected in the same manner as assessments.

- Units.
 - (a) The Association shall pay or absorb the deductible for any work, repairs, reconstruction or replacement for damage to a Unit for repairs that would be the Association's maintenance responsibility. However, if the loss or damage is caused by the negligent or willful act of an Owner, in which case the negligent Owner shall be responsible for the deductible and any amount of such damages not otherwise recovered and for which the Association may be held responsible under its governing documents. Such amounts may be collected in the same manner as assessments.
 - (b) The Owner shall pay or absorb the deductible for any work, repairs, reconstruction or replacement for damage to a Unit that would be the Owner's maintenance responsibility. However, if the loss or damage was caused by the negligent or willful act or omission of another Owner, in which case, the negligent Owner shall be responsible for the deductible of the damaged Owner, which the damaged Owner may collect from the negligent Owner.
- Multiple Units or Unit and Common Elements. If a claim covers damage to more than one Unit or to portions of the Unit that are the maintenance responsibility of both the Owner and the Association, the deductible shall be allocated between Owners or between the Association and the Owner(s) in the same proportion as that portion of the claim which would be their maintenance responsibility. However, if the loss is caused by the negligent or willful act or omission of the Association or another Owner, in which case, the negligent party shall be responsible for the deductible.
- Association Assistance on Owner to Owner Deductible Claims. If a negligent Owner fails to pay the deductible for damage to another Unit that the Owner is obligated to pay, the Association may, but shall not be obligated to, seek the deductible on behalf of the Owner suffering the loss as an assessment to be collected as provided for in the Declaration.
- Personal Property Exclusions. In the absence of Association negligence, the Association and/or its insurance company will not be responsible for damage to personal property of Owners or tenants or for their deductibles for personal property coverage, regardless of where the loss originates.



Vail Racquet Club

Happy Holidays!
December

The Old Muddy Gazette

2022

VRC Class Update For December



Yoga with Joey

Sunday & Wednesday @ 5:30pm

Pilates Mat with Malin

Tuesday @ 5:30pm & Friday @ 9:00am

Masters Swim with Katie & Jim

Monday-Wednesday-Friday @ 6:30am

Winter Sports Conditioning with

Kinna Monday & Thursday @ 6:00pm

Yoga with Laurel

Thursday @ 5:30pm **starting 12/22**

Hula Hoop with Jill

Friday @ 7:00pm & Sunday @ 10:00am

Stretching with Jill

Saturday @ 7:00pm &
Sunday @ 4:00pm



Please check the schedule weekly online at
vailracquetclub.com



We are open every Thursday thru
Monday from 12pm to 9pm.

Come see the new bar upstairs!

No reservations (970)688-5437 or
hello@aprescafevail.com

MASSAGE



\$80 for a 50 minute custom
massage!

Call today to reserve your
appointment (970)476-4840.

New Hot Tubs Update

Work continues daily on the 2 new Adult Hot Tubs with opening coming soon!

Vail Racquet Club



Vail Racquet Club

Member Responsibility Pledge:

We're all in this together.

By utilizing the Club Facility,

**I acknowledge that I have read, understand and will follow the
Member Pledge and the Club protocols.**

I accept personal responsibility for my safety and welfare

I will practice good gym etiquette by sanitizing all machines and equipment before and after I use them

I will stay home and not use any of the Club facilities if I am feeling unwell, sick, or displaying any of the symptoms of Covid-19 or any other illness.

To protect myself and others, I understand that a Face Covering is recommended while using any indoor facilities.

I understand that maintaining at least 6 feet of social distancing is a best practice

I will practice good hygiene and wash my hands before and after facility use, and after using the restroom

I will be respectful and considerate of others who are using the Club