

As far as the asbestos on property, we have neither hid nor refused to disclose our asbestos status. In regards to proper mitigation practices, when doing any repairs in common areas of the property we had the damaged area tested, per state and federal law. I can't speak for how things happened prior to this current board or management company, but we follow all state and federal laws in regards to asbestos.

It is ridiculous the leave it up to new home buyers and existing tenants to determine if they have Asbestos . The "New" proposed declaration should mention "Asbestos" since it also in the HOA common areas and requires adherent to "ACM" (asbestos containing material) health department guidelines.

To address your concerns that this information was neither discussed nor disclosed prior to the Ballot mailing. Following Colorado statute we had 2 mailings and 2 subsequent meetings in regards to updating of our current documents. We also requested questions be emailed if you were unable to attend, so they can be addressed. I do not recall you participating in, nor emailing any questions. I will address those now, please feel free to ask any additional questions.

I was not available for the meeting at the time. I got a letter from your lawyer about the homeowners in the condo buildings have been paying 9% more each month, than they should have been paying. You should have at least come up with a punch list of why the governing documents need to be updated;

Example;

1) To change Quorum to 20% in By laws

2) To avoid increasing Townhome dues to Governing document rules

1) We are not raising any current monthly fees or assessments. It was discovered when we were calculating the current increase that went into effect on Jan 1, 2020, that fees were being figured incorrectly. We are not sure when this began, we based everything off the fees that had been in place from the previous management company. Once we discovered the error, working with the accounting department of ACM, we figured the percentage based on what everyone was currently paying. We are only looking to adopt the percentage that matches the fees currently being paid by ALL of our owners. We just want the fees to remain as they always have been, avoiding any financial ramifications to the entire community. So again, we are NOT increasing any fees with this adjustment, just trying to maintain the fee that was already in use, keeping things "status quo". We are trying to avoid any negative financial impact of any portion of our community becoming unmarketable.

You are only taking about the Townhomes which are 70 units, it is obvious that you might raise the condo dues ,but you are not saying it. Your only concern is of the Townhomes paying more, and not refunding the extra monies that the Condos have paid. We should make the Townhomes pay back the condo owners every penny by issuing a special assessment.

2) Changing the quorum requirement only affects electing the board members and approving the annual budget. Anything that changes the allocation of assets or liability on property would still require by law, a majority (67%) of the entire ownership for approval. Also, the courts will not override, nor push through any changes to HOA assets or liability. 20% is standard throughout Colorado. We are just

trying to give the community a voice in their board and the ability to hold an annual budget meeting, which from my understanding has not happened in the last 20 years.

Again, this change in quorum is not fair since there are 20% townhomes owners (70 of 230) and they would have the majority vote. The reason that we never meet quorum is that members don't want anything to be done, not because they cant attend the meetings. We don't want to keep spending money on new Business, our 1.1 million dollars budget is already out of control

3) The changes were outlined in the previous 2 mailings, at that time we sent out both a copy of the current documents and the proposed changes. The proposed changes were outlined, individually, including why it was being changed. The first homeowner meeting was on Dec 4th in the clubhouse. It was advertised at both entrances of the community, the second meeting was Jan 23rd, our annual meeting. The entire board, our property management company and HOA legal counsel were present at both meetings to answer all questions and take suggestions.

We are not lawyers and cant interpret the new governing documents. But if you would have stated on a punch list the changes, maybe then we would understand. You want to conduct business using our money and make all the decisions for us.

4) We are not required to include asbestos information in the documents. If you do not disturb the asbestos it poses no risk. As far as work within units, it has always been in our documents and our rules and regulations that ANY work within or outside your unit requires an Approved Architectural Request. This is the only way we have of knowing when work occurs. If you see someone working on their unit contact the management company to make sure they are aware. Other asbestos issues have been addressed above or by the department of health representative.

We need to be more proactive then reactive when dealing with "Asbestos" , your approach to not disclose it is risky and dangerous to this community. How do new owners know?

It is ridiculous the leave it up to new home buyers and existing tenants to determine if they have Asbestos . The "New" proposed declaration should mention "Asbestos" since it also in the HOA common areas and requires adherent to "ACM" (asbestos containing material) health department guidelines.

5) I want to reiterate again, there is NO increase of fees for the community. The percentage (calculation used) will just match what has been in place prior to 2019. We had a owner in the apartment style condo units ask for information on the expenditures within the community. We provided that in the simplest form possible, we felt it was a good idea to include it for the entire community. All of the numbers used in that analysis came directly from our year-end budget. They are true and accurate numbers. Although the wording may have changed from previous years, the budget is accurate. Part of the difference is how the current management company tracks expenses.

You have been billing the Condo's 9% more each month than you should have. You want to just wash your hands and walk away from any thought of how long it's been going on. You are using the condo "Water Remediation " and "Gas line replacement" to try to convince the owners that you are justified in keeping our

dues increased at 70% for the condos.

These expenditures were a results of accidents happening and should have been covered by our 130k year insurance. The "gas line replacement" was result from a fire that occurred in the building. This is deceptive and not fair because you never showed in the actual year end budget for 2019.

6) For a property with 298 units, it is difficult to find a format that meets with everyone's expectations. I have personally sat and explained these items to several owners. We also had the HOA lawyer available to answer questions. We are more then willing to address your, or any owners questions or concerns in either person or writing. We are not attempting to be deceptive, just thorough.

Thanks,