

47 Original Lane
Basalt, CO 81621
(303) 927-9845

Wilson Building Consultants Inc.

December 7, 1994

Mark Erickson
First Choice Properties & Management
PO Box 6028
Snowmass Village, CO 81615

Re: Replacement study for Centennial

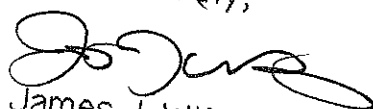
Dear Mr. Erickson:

Thank you for requesting a proposal for a replacement study for the Centennial Condominiums, in Aspen. As we discussed on the phone, I've got a long history of involvement with this project. I was Chief Building Official with the Aspen/Pitkin Regional Building Department when the project was originally built; and, more recently, in 1991-92, I participated in a joint-venture effort to evaluate moisture problems in the "owned" buildings. *

Please accept the enclosed proposal. I am confident the project can be completed within the expressed time constraints. However, in an effort to expedite the study, I would request access to a set of plans and specifications for the project, a current replacement study, and a history of recent repairs and maintenance.

Thank you for your consideration of this proposal, and I look forward to working with you. If you have any questions about this proposal, or need additional information, please call.

Yours Truly,


James J. Wilson
President

CENTENNIAL BOARD OF MANAGERS MEETING

January 9, 1986

IN ATTENDANCE: Tom Teal, Phil Byrne, Michael Kinsley, Marjorie Schultze, Pat Marzano, and Albert Przybylski

Tom Teal called meeting to order.

T. Teal explained to the Board the process by which the owners relinquish their position on the Board of managers.

T. Teal submitted the proposed budget to the Board for their examination. He also submitted a draft of the association insurance coverage from the Insurance Agents Incorporated.

Discussion within the Board over various line items on the Homeowners' budget took place. M. Kinsley noted that the insurance premiums were not a line item (omitted from preliminary budget).

M. Kinsley requested that the reserve fund be adequately funded for the various long term replacement items. He also requested that the life expectancy be confirmed by the architect, property managers or contractors.

The line items of the budget that dealt with the leased equipment was brought up by M. Kinsley. T. Teal explained the basis of the lease including the buy-out arrangements. Discussion continued about any potential problems that might occur if the management was changed and how that would effect the costs related to the equipment. Discussion on this issue was tabled for future meetings.

M. Schultze brought up budget items concerning management salaries. P. Byrne explained the current structure, responsibilities and duties. M. Schultze requested job descriptions of all management personnel.

M. Schultze and M. Kinsley began discussion about contractors and management personnel entering owner's units to perform maintenance. P. Byrne and A. Przybylski explained the difficulty in providing exact work schedules. They did agree to try to notify owners of any impending work in progress.

T. Teal brought to the Board's attention the matter concerning the 29 unsold units. He explained the request to the Pitkin County Housing Authority on various proposals to help relieve the financial burdens on the association. This precipitated a long discussion regarding pro's and con's of the idea.

Page 2 cont...

M. Kinsley brought up the problem of poor water drainage in the Teal Court parking lot. Management replied that they were aware of the problem and pointed out that it may be the result of a design oversight. They agreed to sand any icy areas to minimize the dangers to the residents.

M. Schultze made a motion to adjourn which was seconded by T. Teal. The motion passed.

Respectfully submitted by Albert Przybylski.

February 5, 1986

Mr. Tom Teal
World Class Housing, Inc.
1700 Lincoln, Suite 4010
Denver, Colorado 80203

rcvd
2/6/86

File
HAM

Dear Mr. Teal:

Following the hearing on Monday, February 3, with the County Commissioners, I would like to suggest that the following considerations be taken in view of rental of present sale units at Centennial.

As an owner in the "D" Building, I am entirely opposed to the idea that a block of "D" units be set aside exclusively for experimentation with any proposal accepted by the County Commissioners. It is only feasible and fair that potential rental units be scattered throughout the complex and shared by all owners. To select one building is to segregate the owners in that building to bare the brunt of possible renter building abuse. This in turn will effect our units' desirability in the event of resale, as well as the property value. Perhaps a lottery of sorts could elect the units deemed "rental" projects or a provision that no more than two per building be permitted to affect rental usage.

I secondly urge selective rental of units, whereby tenant applicants are most carefully scrutinized by both the Pitkin County Housing Authority and the rental agent at Centennial. Actual efforts to verify past rental histories, without fail, must be mandatory. I also suggest standards be set and enforced for a maximum number of occupants per unit both for noise control as well as to avoid possible shortage of parking spaces for owners.

Thank you for your time taken to listen to the views of one Centennial owner.

Sincerely yours,


Constance Morrell

Box 5121
Aspen, Colorado 81612

cc: ✓ Phil Byrne , Centennial
Sam Brown , World Class Housing, Inc.
Jim Adamski, Pitkin County Housing Authority
Pitkin County Commissioners

W

January 23, 1986

Dear Homeowner,

This is to notify you that the Centennial Meeting scheduled before the County Commissioners on Monday the 27, has been rescheduled for Monday, February 3. The February meeting will be at 3:00 pm in the Commissioners Meeting Room of the Pitkin County Courthouse.

The meeting was rescheduled because the Housing Authority and Tom Teal, representing the developer, wish to examine other alternatives suggested by the Homeowners and new ideas discussed at the Housing Authority meeting today. None of the new possibilities involve renting the units.

We will continue to inform you of our progress and again invite you to attend the Commissioners meeting.

Sincerely,

Pitkin County Housing Authority
Centennial-Aspen, A Limited Partnership

Dear Centennial Homeowner,

Centennial faces a potentially serious difficulty. There are twenty-nine unsold units at Centennial at this moment, and those vacant units pose possible financial problems not only for the developer and the county housing program, but also for you.

On Tuesday, January 21, there will be two meetings of Centennial homeowners to discuss this problem, one meeting at noon, one meeting at 5:30 pm, both to be held in the meeting room below the Rental Office in Building H, both meetings to discuss the same issues, which are outlined below. We have provided alternative meeting times so that virtually everyone can attend. Please try to make one meeting or the other. It was the County Commissioners that specifically asked us to solicit your opinions and preferences.

First, the problems:

The 29 unsold condominium units could produce a substantial deficit in the condominium budget. This potential deficit could have financial consequences for you, the homeowner.

Problem Two: When the time comes to sell your own unit, a large number of vacant units works against you. Clearly, if your unit is for sale at the same price as an identical, brand new unit next door, most buyers will take the unit that has never been occupied.

Problem Three: At the present sales rate, it will take a year and a half to two years to sell all the units. Some quicker solution is essential. But who do you want living next door? The various proposed solutions would give different answers to that question. It is important for you to take this opportunity to express your preference.

Now, the proposals:

A number of proposals have been presented to the Housing Authority and the County Commissioners. Some of these proposed solutions are permanent and some are temporary. Some involve sales to persons other than qualified employed people living in Pitkin County, and some involve renting the unsold units until they can be sold to qualified employees like yourself. Each of these suggestions is described briefly below, along with some points to be considered regarding each proposal.

If you absolutely cannot come to either of the two meetings on Tuesday, where all of the proposals will be discussed at length please indicate below how you feel about each. To do this, rate each proposal on a 3-point scale as follows: 1) I favor this proposal, 2) I have no strong preference either way, 3) I oppose this proposal.

_____ A. Rent the units temporarily to qualified employees, but hold the units open for sale on 30 days notice to the tenant. CONSIDERATIONS: The units occupied in this way would contribute their full share of condo fees to the condo budget, and it would eliminate the "brand-newness" of the rented units. Your neighbors might be renters, and those renters might be less considerate of you and less committed to the community and to Centennial as a whole. It may also be that there are no qualified employees around to rent the units, in which case they sit empty and could cost you money.

_____ B. Rent temporarily to employers for their employees. CONSIDERATIONS: Condo dues get paid and units get occupied. Again, tenants may or may not be considerate of their neighbors.

_____ C. Rent temporarily on the free market. CONSIDERATIONS: Condo dues get paid but units are occupied less than full-time by people who live out of town. Tenants may or may not be considerate of their neighbors.

_____ D. Sell units to Employers for their employees. CONSIDERATIONS: It gets units sold and condo dues paid. Your new neighbors are chosen by the employer and are subjected to less management qualifying and control. Centennial has canvassed potential employer-buyers and believes that there is a limited market to sell to employers.

_____ E. Sell to outsiders and non-residents with the resale restrictions still in place. This is the so-called LAY-AWAY PLAN. Units would be sold to anyone who wanted to buy them, but at the restricted employee price. Whenever that buyer wanted to sell, he would be required by the resale agreement to put the unit back on the employee market. Thus units would be taken off the market now and put back onto the market at some later date. CONSIDERATIONS: Units would be sold to responsible buyers, and condo fees would be paid. Units might be sold very quickly. Buyers would not be allowed to sublet for periods of less than six months. The average turnover time for condominiums is three to five years, which could put a fair percentage back on the

market within a reasonable time. The County Commissioners and the Housing Authority are concerned that this plan puts employee units into the free market. Also, of course, the plan may not work; perhaps no one will buy. There may be legal issues that have not been addressed.

F. Sell units on the free market.
CONSIDERATIONS: Units could sell at a higher price making your unit potentially more valuable. Excess sales profits could be used to assist future employees in making their down payments or to provide low-cost second mortgages. Units sold in this fashion would leave the employee market permanently.

Now, one more request:

Please rank the 6 proposals in order of preference by placing the most acceptable proposal first, the next best idea next, etc.:

MOST PREFERRED _____

*** USE LETTERS A-F TO
IDENTIFY PROPOSAL ***

LEAST PREFERRED _____

** Please remember that although the Commissioners have asked for this poll of your preferences, the final decision as to what action to take will be the Commissioners' alone.

Best of all, COME TO ONE OF THE TUESDAY MEETINGS and take part in a thorough discussion of the pros and cons and express your own feelings. Your County government, the housing Authority, and the Developer want to have your input and preferences.

Tenant Signature Unit _____ Date _____

Centennial Homeowners' Association

Centennial-Aspen, A Limited Partnership

Director, Pitkin County Housing Authority

cc. Jim Adamsky, Margorie Shultze, Jim Curtis, Tom Teal, Mike
Kinsley

January 22, 1986

Dear Homeowners,

Presented is a summary of yesterday's results from the two homeowner's meetings.

As of Wednesday morning January 22, 1986, there were 27 letters submitted and a head count of 43 total from both meetings. If you have not already dropped off your survey, we encourage you to do so as soon as possible. You may drop your surveys off at the Rental Management Office.

Most Preferred Alternative

E1	12 votes
F	8
E	5
G	2
	<hr/>
	27 Votes

2nd Most Preferred Alternative

E	11 votes
F	6
G	3
E1	1
A	1
	<hr/>
	22 Votes

The above numbers do not add consistently because 6 homeowners only expressed a most preferred alternative.

The other alternatives suggested at last night's meeting are listed below:

Alternative E1: Variation of alternative E of the letter. Sell to outsiders and non-residents with the re-sale restrictions in place, the so-called "lay-away" plan. Purchaser's ability to rent unit on a six month minimum lease is eliminated and a phased sale of the block of unsold units in Building D. This alternative will be discussed relative to the purchaser's ability to sublet the unit subject to the six month rental restrictions if the units are isolated in the D building.

Alternative G: Sale to employees with relaxed employee income and asset restrictions. Only restriction is employee reside or work out of Pitkin County.

Alternative H: Do nothing, maintain all current restrictions as they are.

Alternatives E and F presented in the letter are summarized below:

Alternative E: Sell to outsiders and non-residents with the resale restrictions still in place, the Lay-Away plan. Whenever the buyer wanted to sell, he would be required to put the unit back on the employee market. Buyers would not be allowed to sublet for periods of less than six months.

Continuation of Alternatives E and F as presented in letter from Page 1:

Alternative F: Sell units on the free market. Excess sales profits could be used to assist future employees in making their down payments or to provide low-cost mortgages.

All homeowners are encouraged to attend the County Commissioners meeting on Monday, January 27th at 3:00 pm in the Commissioners Meeting Room at the County Courthouse to express your individual view.

We wish to thank you for your time and input during yesterdays meetings.

Sincerely,

Centennial Homeowner's Association
Centennial-Aspen, A Limited Partnership
Director, Pitkin County Housing Authority

Centennial Homeowners Association
100 Luke Short Court
Aspen CO 81611
ATTN: Bert

2/6/91

Bert,

This is to inform you that the leak in the ceiling and outer wall of my condo (222 Teal Court) is getting worse. There is a substantial amount of water coming through the ceiling in the storage room. The floor of the room is covered with water and ice. Further, water is coming in around the light fixture which may create a fire hazard in this room. I'm not sure what you can do but thought you might want to look into it.

Dud Eylar
Dud Eylar
222 Teal Ct.
Aspen CO

HAND DELIVERED 2/6⁷/91

Fixed 9/25/91 - Bert & Janquay

OK 207

1		25%		1987		#	
LAST	CLOSING	DEVELOPER					
NAME	ASSESSMENT DATE	DUES	TYPE	SQ FT	ASSESS	VOTES	
A102 LAIDAMN	74.75 5/28/85		1BDFL	598	79.24	84	A102
A104 DANIELS	74.75 9/27/85		1BDFL	598	79.24	84	A104
A105 KRESZ	56.88 10/25/85		ST	455	60.29	64	A105
A106 HOLGATE	56.88 9/5/86		ST	455	60.29	64	A106
A109 MCKELVEY	74.75 6/17/85		1BDFL	598	79.24	84	A109
A111 SPADA	74.75 7/18/85		1BDFL	598	79.24	84	A111
A202 WIGHT	105.13 7/31/85		1BDLTE	841	111.43	118	A202
A203 HAMMOND	91.63 10/18/85		1BDLT	733	97.12	103	A203
A204 RENTAL	91.63 4/7/86		1BDLT	733	97.12	103	A204
A205 SPAROVIC	110.13 10/17/85		2BD	881	116.73	124	A205
A206 RENTAL	110.13		2BD	881	116.73	124	A206
A207 SALVADORE	110.13 10/17/85		2BD	881	116.73	124	A207
A208 RENTAL	110.13		2BD	881	116.73	124	A208
A209 PETRICK	163.50 9/24/85		3BD	1308	173.31	184	A209
A211 FRANCIS	163.50 9/4/85		3BD	1308	173.31	184	A211
B101 SOMMERS	104.00 9/26/85		2BDFL	832	110.24	117	B101
B103 MUNDAY	104.00 11/19/85		2BDFL	832	110.24	117	B103
B105 MARQUIS	56.88 4/18/86		ST	455	60.29	64	B105
B106 GOKEY	56.88 10/17/85		ST	455	60.29	64	B106
B201 JOSEPH	91.63 6/27/85		1BDLT	733	97.12	103	B201
B202	91.63	22.91	1BDLT	733	97.12	103	B202
B203 RENTAL	91.63		1BDLT	733	97.12	103	B203
B204 RENTAL	91.63		1BDLT	733	97.12	103	B204
B205 RENTAL	91.63		1BDLT	733	97.12	103	B205
B206 VANN	91.63 5/8/86		1BDLT	733	97.12	103	B206
C101 RICE	56.88 6/5/85		ST	455	60.29	64	C101
C102 HAGOPIAN	74.75 12/17/85		1BDFL	598	79.24	84	C102
C104 HANNAH	74.75 9/11/85		1BDFL	598	79.24	84	C104
C105 NORMAN	56.88 6/12/85		ST	455	60.29	64	C105
C107 SYMCOX	104.00 11/4/85		2BDFL	832	110.24	117	C107
C108 CUTTER	74.75 8/22/86		1BDFL	598	79.24	84	C108
C110 SIMMONS	74.75 10/3/85		1BDFL	598	79.24	84	C110
C201 LYLES	110.13 CONTRACT 9/26/86		2BD	881	116.73	124	C201
C202 RAWERS	163.50 10/3/85		3BD	1308	173.31	184	C202
C204 PURNELL	163.50 9/20/85		3BD	1308	173.31	184	C204
C205 RENTAL	110.13		2BD	881	116.73	124	C205
C206	110.13	27.53	2BD	881	116.73	124	C206
C207	110.13	27.53	2BD	881	116.73	124	C207
C208 READER	163.50 12/23/85		3BD	1308	173.31	184	C208
C210 GEIST	163.50 9/24/85		3BD	1308	173.31	184	C210
D101 OHLRICH	104.00 11/13		2BDFL	832	110.24	117	D101
D103 CARLSON	104.00 CONTRACT 9/24/86		2BDFL	832	110.24	117	D103
D105 MORRELL	56.88 6/7/85		ST	455	60.29	64	D105
D106 LOSCHIAVO	56.88 9/25/85		ST	455	60.29	64	D106
D201	110.13	27.53	2BD	881	116.73	124	D201
D202	110.13	27.53	2BD	881	116.73	124	D202
D203 RENTAL	110.13		2BD	881	116.73	124	D203
D204 TALIAFERRO	110.13 10/1/85		2BD	881	116.73	124	D204
D205	110.13	27.53	2BD	881	116.73	124	D205
D206 WRIGHT	110.13 6/24/85		2BD	881	116.73	124	D206
D102 KINSLEY	74.75 10/23/85		1BDFL	598	79.24	84	D102

1		25%							
LAST	CLOSING	DEVELOPER	1987	#					
NAME	ASSESSMENT DATE	DUES	TYPE	SQ FT	ASSESS	VOTES			
Q104	BRATCHER	74.75 6/19/85	1BDFL	598	79.24	84	_____	Q104	
Q105		104.00	26.00 2BDFL	832	110.24	117	_____	Q105	
Q109	KOCIELA	74.75 8/7/85	1BDFL	598	79.24	84	_____	Q109	
Q111	JENKINS	74.75 3/19/86	1BDFL	598	79.24	84	_____	Q111	
Q202	MATHEWS	105.13 10/2/85	1BDLTE	841	111.43	118	_____	Q202	
Q203		91.63	22.91 1BDLT	733	97.12	103	_____	Q203	
Q204	EDWARDS	91.63 1/10/86	1BDLT	733	97.12	103	_____	Q204	
Q205	RENTAL	110.13	2BD	881	116.73	124	_____	Q205	
Q206	PURICELLI	110.13 11/19/85	2BD	881	116.73	124	_____	Q206	
Q207	RENTAL	110.13	2BD	881	116.73	124	_____	Q207	
Q208	ANDERSON	110.13 2/24/86	2BD	881	116.73	124	✓	Q208	
Q209	EYLAR	91.63 12/27/85	1BDLT	733	97.12	103	_____	Q209	
Q210	CHAMBERLIN	91.63 9/26/86	1BDLT	733	97.12	103	_____	Q210	
Q211	ROBERTS	110.13 7/31/86	2BD	881	116.73	124	_____	Q211	
P101	KIRKPARTICK	74.75 5/23/85	1BDFL	598	79.24	84	_____	P101	
P103	SCHULTZ	74.75 5/13/85	1BDFL	598	79.24	84	_____	P103	
P105	FORSEILLE	104.00 5/10/85	2BDFL	832	110.24	117	_____	P105	
P106	HEININGER	56.88 5/22/85	ST	455	60.29	64	_____	P106	
P107	FOSS	56.88 5/24/85	ST	455	60.29	64	_____	P107	
P108	BAKER	74.75 10/21/85	1BDFL	598	79.24	84	✓	P108	
P110	DRESSLER	74.75 4/11/85	1BDFL	598	79.24	84	✓	P110	
P201	MCFARLIN	110.13 1/27/86	2BD	881	116.73	124	_____	P201	
P202	BEER	110.13 4/30/85	2BD	881	116.73	124	✓	P202	
P203	RENTAL	91.63	1BDLT	733	97.12	103	_____	P203	
P204	SOYKA	110.13 1/30/86	2BD	881	116.73	124	✓	P204	
P205	STRONG	110.13 6/30/86	2BD	881	116.73	124	_____	P205	
P206	DRINKARD	110.13 7/8/86	2BD	881	116.73	124	_____	P206	
P207	GOLDENSON	110.13 5/5/86	2BD	881	116.73	124	_____	P207	
P208	RENTAL	91.63	1BDLT	733	97.12	103	_____	P208	
P209	CHESNEY	91.63 5/2/85	1BDLT	733	97.12	103	✓	P209	
P210	BURROWS	110.13 8/22/85	2BD	881	116.73	124	_____	P210	
Q102	ADAMS	74.75 4/10/85	1BDFL	598	79.24	84	_____	Q102	
Q104	THORESON	74.75 9/30/85	1BDFL	598	79.24	84	_____	Q104	
Q106	PARKER	104.00 5/21/85	2BDFL	832	110.24	117	_____	Q106	
Q202	BYRNE	105.13 2/28/86	1BDLTE	841	111.43	118	✓	Q202	
Q203	SCHULTZE	91.63 5/6/85	1BDLT	733	97.12	103	✓	Q203	
Q204	HOGAN	110.13 6/12/85	2BD	881	116.73	124	✓	Q204	
Q205	FERNISLER	91.63 5/10/85	1BDLT	733	97.12	103	_____	Q205	
Q206	STAPLETON	110.13 5/15/85	2BD	881	116.73	124	_____	Q206	

UNDER CONTRACT - NOT CLOSED
ABSENTEE VOTE

November 20, 1991

Dear Homeowners,

During the past summer months a potentially serious problem has been discovered in our buildings. With the construction of some of the second floor decks, it has been brought to our attention that moisture is infiltrating the structure, getting behind the siding material, and causing some deterioration. At this point the full extent of the damage is unknown, and the Board has hired an independent building inspection company, James Wilson Building Consultants, Inc., to assist in determining the problem, its extent, and possible solutions.

Based upon a preliminary inspection, the problem seems associated with a variety of factors that are all contributing to the overall problem. In general terms, we have a ventilation problem in addition to a moisture infiltration problem which is causing dry and wet rotting of the wood structure in some locations.

The source of this problem includes (1) lack of roof overhangs, (2) lack of exterior caulking around windows and doors, (3) interior moisture from baths, washer & dryer units, etc., not being vented to the outside, (4) irrigation sprinklers misdirected to the exterior siding, (5) and lack of adequate ventilation in both crawl spaces and attic spaces. There may in fact be several other sources which have not been identified.

The Board has employed Mr. Wilson to inspect each building crawl space to determine how extensive this problem is. His company will collect data concerning humidity levels, past and current moisture damage and will recommend solutions to this moisture problem.

Not many of the proposed solutions will be easy to remedy and most could be quite costly and complicated. Therefore the Board is determined to research this problem extensively before required correctional actions are taken. Because of future expenses concerning this matter and the other expenses which are new required (re-staining the buildings, etc.), the Board has approved a 15% increase in Association Fees for the 1992 Budget. The Board feels that a gradual increase of fees on a monthly basis is more appropriate than a special assessment when the repairs are actually made. The moisture problems will be discussed at the Annual Meeting on December 3--please attend so that you can be informed more fully on this issue.

① Richard Klein -

Moisture problem
refers to letter which went
out w/ packet

problem areas - washer & bath Vents.

- attic Vent

- crawl space Vents

- unit & exterior

moisture problem.

- siding (no moisture
barrier) and moisture can
build up (snow/rain) and
rot out Stud areas. Mostly
in corner areas - where been
discovered. Due to decks, the
interior wall areas can and
in some instances are
getting wet and are holding
the moisture.

how
talks about J. Wilson
and his beginnings toward
remedy the situation.

Bert talked about
JW and his technique and
qualifications, etc.

1. Kinsley - exterior lighting
2. Fred Soyka - talking about his "Alternate Budget"

KIM - check these
ONLY - group lease
 - snow removal

- Hunter Creek \$1600/month office, etc - all admin. W/ maint on call. nothing in writing so far
- McKinsley - CCM/ should be allowed to respond. should have written comparison

22080
 18768
 \$3312-

- Mona Kochaver feels like we should explore all opportunities available
- Sunny - feels need to shop the Mgt. Contract. But feels strongly about not having Volunteer Committees -
- Don Pinkleton - Hunter Creek letter to Wampler Mgt. Company.
- MK - Build on Sunny. likes on-site Mgt. Needs cohesiveness in complex to accomplish all volunteer work.

- Bret Cook -

Snow removal contract is important and also liability is a factor to the insurance, etc.

- Will have another meeting to discuss the "new" mgt. contracts which are to be pursued.

- Bill Reader is discussing the "future" budget for the replacement fund, etc.

\$200,000 roof is an example
walkways, etc.

- need to build up reserve fund to about \$250,000.

- Dressler is concerned about the 15% and feels it's too high

- MK feels the 15% is essential and feels it's very important for the saleability of the units.

New Board Member - want
short note about.

Will Sam continue Mgt. contract.

2 week synopsis of meetings

Monz Koonaver
Carol Pasternak

~~Dec 19th~~ January - 7th
Mgt. office 7pm.

November 23, 1992

Dear Homeowners,

During the past few years it has become increasingly more apparent that the design of the Centennial roof is promoting major damage to the siding and structure due to water infiltration. Since none of the roofs have overhangs, all melting snow and water runs directly down the redwood siding. Eventually, some of this moisture finds its way behind the siding and sheathing. The result of this moisture infiltration has been considerable damage, without visible evidence to the interior or exterior of the buildings. A composite of photographs will be on display at the Annual Meeting to illustrate the extent of the damage done to the buildings.

A complete inspection of all the buildings was made in 1991 by Jim Wilson and Assoc., building inspectors, their report suggested that any and all measures be taken to reduce any source of moisture in the buildings--both interior and exterior. As a result of this report, the Board of Managers installed dryer vents to the units which needed them. A larger, and of course more expensive, problem is to now solve the on going problem of moisture infiltrating the siding.

Several architectural designs for retro-fitted roof overhangs have been suggested. Richard Klein, who is both a Board Member and an architect, has suggested the one which we will most likely use. His design will be displayed at the Annual Meeting for your comments and/or suggestions. Currently, Sam Brown and Centennial Partners has agreed to pay for two roof overhang prototypes of this design. These can be tested over the winter months to evaluate the effectiveness of the plan before spending money. Preliminary estimates of the total cost for the Owners Association to install overhangs on the second and third levels of roofs ranges between \$80,000-\$160,000. These estimates depend mostly upon the construction methods and material types used.

During the past months the Board has struggled with an equitable and effective way to finance the necessary solutions. They have researched commercial bank loans, special assessments, etc., and finally have concluded that using a large portion of the available Replacement Reserve and the 1993 increased assessment should be a very good beginning.

If you have specific questions about these issues, it would be best if you think them through and write them down in advance of the Annual Meeting. If you want to drop them off at the Management Office in advance of the meeting, or with your proxy if you can not attend, please do so and we will address all questions during the meeting.

Thank you for all your brain storming and suggestions! This problem effects us all and so we must work together.

November 23, 1992

Dear Homeowner:

As you can see by the attached agenda for the Homeowners annual meeting, we have many important challenges facing us. These challenges ultimately affect the value of your property, and we would like you to seriously consider becoming involved as a member of the Board.

A position on the Board requires a commitment of about 2 hours one evening each month. We hope that you will consider becoming part of the solution to the challenges with which we are currently involved. The hours you spend will directly preserve the value of your investment.

Due to a clear directive from Homeowners, our primary goal during the past year has been to preserve the physical integrity and marketability of the Condominium while keeping operating costs to a minimum. To achieve that end, the following measures have been taken:

- * The management contract with Centennial Community Management, Inc. was negotiated and renewed for a one year term and certain services were trimmed. This resulted in a considerable savings to the Homeowners.
- * The landscaping company was changed. Because we did not receive the service we anticipated in 1992, a clarification of services has taken place and we look forward to receiving the services we expect in 1993, with a savings to Homeowners.
- * When other service contracts expired, multiple bids were taken. The Board chose each subcontract by analyzing cost effectiveness and level of service.
- * Assessments were raised by 15%, and the additional operating money, along with the savings realized by pruning expenses, was spent addressing the moisture problem. (Progress in this area will be reported in more detail by Bert):
 - a. An ongoing investigation into the source of the problem has been underway.
 - b. Installation of dryer vents in all units is complete.
 - c. Damage that management discovered has been repaired.
 - d. Prototypes of two possible roof drip edges have been designed but not yet installed. We hope that these designs can be installed this year.

November 23, 1992
Page two

* During its November meeting, the Board approved the 1993 operating budget. You will notice that the budget includes a 15% increase of assessments, resulting in an excess \$56,000.

* The Board will spend the excess monies collected on repair and solution of the moisture problem. This decision was made after considerable research and discussion of possible alternatives, such as special assessments and bank loans, etc. To minimize the impact on Homeowners, we will attack the problem in phases as the drip edge is estimated to cost \$150,000 to \$200,000. Further repairs are being studied.

See you on the 1ST!

The Board of Managers

CENTENNIAL OWNERS'S ASSOCIATION ANNUAL MEETING
APRIL 9TH -- 6:00pm
AT MANAGEMENT OFFICE-- 100 LUKE SHORT CT.

AGENDA

- I. Call Meeting to Order
- II. Amy Brownstein: Window request
- III. Jay Hammond: EPA funds--\$100 request
- IV. Update on Utility Doors
- V. Staining Bids are being taken
- VI. Other Items and Questions
- VII. Adjourn Meeting

Board Members:

Ann Dederer-----423 Teal Ct. 925-9195/925-1161
Richard Klein---316 Free Silver Ct. 920-1752/925-5590
Bill Reader-----327 Free Silver Ct. 925-4630
John Tottenhoff-325 Free Silver Ct. 925-1823
Bret Cook-----423 Free Silver Ct. 920-2120/925-4026



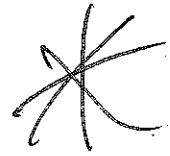
MANAGEMENT

MAINTENANCE

LEASING

SALES

April 4, 1991



Kim Miller
Centennial Apartments
100 Luke Short Court
Aspen, CO 81611

Subject: Exterior caulking

Dear Kim,

As previously discussed I have had several opportunities to replace exterior windows and sliding glass doors at Centennial over the last several years. This work was done in conjunction with remodels that I was undertaking in several of the ownership units.

What I found on each occasion was poor or non existent caulking around all of the openings. As you know Centennial has no roof overhangs and every drop of water which runs off of a roof gets to the ground by running down the walls and over the windows in sheets.

This less than desirable situation has led to chronic water intrusion, melting sheetrock and celotex along with the beginnings of dry rot with long term structural damage potential. In most cases the damage is going on inside of the walls around the window and door rough openings with no interior or exterior evidence that the owner could see until the wall was opened up.

I strongly recommend that you consider caulking all of the windows and doors at Centennial in the near future as a long term preventative maintenance measure. I would suggest doing the work on a per foot Unit cost basis. I have a figure in mind which I will share with you later.

For purposes of discussion consider that in the ownership units a typical two bedroom interior unit Might run around \$50.00 and an end unit would cost around \$75.00 to clean and caulk all of the exterior window and door interfaces.

If this sounds like something you would like to pursue further please give us a call. Thanks for your time.

Sincerely,


Monroe G. Summers

P.O. Box 12047
Aspen, Colorado 81612
(303) 925-4446



AUG 4 1990

DRAFT

Ref: 8HWM-SR

Landowner

Re: Property at _____

Dear Landowner:

The United States Environmental Protection Agency (EPA) has determined that the property located at the address specified above has been remediated in accordance with the Record of Decision (ROD) of September 26, 1986, and the Explanation of Significant Differences (ESD) May 1990 for the Smuggler Mountain Superfund Site. The remedy implemented on your property should assure protection of public health and the environment as long as the all institutional controls implemented by Pitkin County are followed by you, by any individual using your property, and by any subsequent owner of the property.

The remedy is designed to prevent direct contact with the contaminated soils and tailings by placing a geo-textile liner, one foot of clean soil cover and sod over such materials. Pavement and permanent structures are also incorporated into the remedy, where appropriate, to provide a protective barrier against any contaminated material. EPA believes that an adequate soil and vegetative cover or pavement on the property, if properly maintained, can prevent inhalation of dust or accidental ingestion of contaminated soils and tailings, thus ensuring protectiveness.

When the remedy for the Site is complete, EPA believes that the risk to public health will be significantly reduced to an acceptable level. We hope that the current status of the property as remediated will be useful in considering real estate transactions for this property.

Again, thank you for your cooperation in the performance and maintenance of the Smuggler Mountain remedy.

Sincerely,

Robert L. Duprey, Director
Hazardous Waste Management Division