

Good evening! Welcome to the annual unit owners' meeting of The Pinnacle at Deer Valley. I am Bill Newman, President of the Pinnacle Homeowners' Association. I am joined by board members Paul Neuhoff and John Wasilewski. We are also joined by Shanna and Bob Burnside, who you all know, manage The Pinnacle on a day-to-day basis.

Before we start, I would like to take this time to thank Jeff Roussos and Steve Krumholz for their service on the board, especially with respect to progressing the Exterior Renovation Project. I would also like to take this time to solicit any owners who are interested in joining the Pinnacle Homeowners' Association board, to let us know. We are seeking candidates who have served on other boards, including non-profit boards and candidates, who have construction industry experience that could be useful to the Pinnacle Homeowners' Association (PHOA). Most importantly, we are seeking owners who are committed to and willing to work on one or more facets of the recently-approved Exterior Renovation Project. This project will be the predominant focus of the board for the next two years and may demand a

considerable time commitment in order to see the project completed on time and on budget. We are also seeking a volunteer to work with the Lower Deer Valley coalition which is monitoring Deer Valley's Snow Park project to assure that the Pinnacle's interests are protected. Please e-mail me if you have an interest in either position.

I will save my lengthier remarks for when we start the discussion of the Exterior Renovation Project, the subject for which most of you joining us are most interested.

In the meantime, I am going to ask John Wasilewski to briefly review The Pinnacle's finances, including next year's budget.

At this time, are there any questions that any owner has with respect to operations at The Pinnacle that they would like to ask Bob?

Let us now turn to the discussion of the Exterior Renovation Project. And let me first thank my two other board members for their assistance on this project and the other PHOA matters. Both of them have given freely of their time, both bring expertise to the board, and have been a pleasure with whom to work.

With us tonight is Terry Way of Davies Design Build, our contractor for the Exterior Renovation Project. After my remarks, he will make brief remarks and be available for questions of general applicability. If you have questions peculiar or limited to your unit, I would urge you to talk to him at another time. So questions regarding the timing, the staging of materials, etc. are appropriate, but please no questions about my window is 22" inches about the ground, and I am wondering whether the window might be raised to 24". That is not a question or matter of general applicability. Here's a hint: If your question or comment includes the words "my unit," it is probably not a question or comment of general applicability. We request that each owner limit himself or herself to one question before a second question is asked so as to give all owners an opportunity to raise their questions.

Now an update on the project. As you know the project was approved by a 64-8 vote with 14 abstentions. We have a contract for the project being reviewed by our outside counsel and we expect to sign it this week. Weather permitting, work will begin

on or around April 1. We have secured a permit from the Fire Department and expect to file for regulatory approval from the Park City Building Department and Planning Commission shortly. Davies will begin placing orders for the materials right after the contract is finalized.

Coordinated projects. Thirty-eight owners have requested coordinated projects. The PHOA has provided the list of those owners to our contractor, who will be in touch with each of those owners to discuss their coordinated project. The PHOA has no other role in this process. Owners may have our contractor do their coordinated project, hire their own contractor to do their coordinated project, or decide that for whatever reason, they no longer wish to do their coordinated project, with no legal or financial liability. If an owner proceeds with the coordinated project, the PHOA will need a release and indemnification executed regarding the coordinated project. Shanna has put together a map of the buildings in which one or more of the owners have notified her of their interest in pursuing a coordinated project and it is on the PHOA website. As we have

mentioned previously, in order to maximize the time that such owners have to procure the materials for their coordinated projects, especially windows, the work on the project will begin on the buildings for which there are no coordinated projects.

Assessment collection: We are pleased to say that 79 of the 86 owners, or 91%, have paid in full, with two having made partial payments and five owners having made no payment. The board is committed to completing this project on time and on budget. That is why we want to start this project as close to April 1 this year as possible, weather permitting. In order to do that, we need the funds to secure the materials for the first construction season's work as well as pay the contractor for work when it starts, which is why we have been diligent about having owners pay on time. Finally, we don't think it is fair or right for 79 of the owners to have paid on time while the remaining owners are in arrears. If you not paid in full, please do.

I am pleased to introduce Terry Way, Director of Operations of Davies Design Builder, our contractor for the Exterior Renovation Project.