



May 24, 2021

Subject: Spring Update

Dear Homeowners,

We are pleased to report that Beaver Creek and the Park Plaza are returning to normal, pre-pandemic operations this summer. We look forward to seeing all of our owners this summer. Below are general updates since our previous communication this past winter.

-The winter 2020-2021 season was an overall success for both the Park Plaza and Beaver Creek as (1) the resort was able to stay open for the entire season (including the extension of ski season through April 11th which included all of the deeded Park Plaza weeks) and (2) our good financial condition was maintained because of two PPP loans.

-Overall rental revenue to the Park Plaza for the winter season was down approximately 15%-20% from average due to the pandemic conditions, which is better than initially predicted. The approximate \$65K shortfall to the Park Plaza budget is anticipated to be made up by operational savings and funds received from the SBA paycheck protection program.

-The first draw SBA PPP loan in the amount of \$209K has been forgiven, as the funds were used for SBA approved expenses. We are in the process of applying for forgiveness for the second draw SBA PPP Loan for the same amount of \$209K.

-We have received the necessary number of ballots needed to approve the Limited Amendment to the Declaration. This amendment will enable the residential exit stairwell to be connected to the lobby and the Park Plaza to have use of the exterior Pool Patio. Thank you to everyone for returning your ballots. Currently, we are working through the county process to record officially the property line changes and obtain use of the Pool Patio. As soon as this process is complete, we can work on finalizing the plan to upgrade the pool, spa and other common areas.

-All the windows were inspected during the spring off season to ensure that they are all fully functional and maintenance was performed to extend their useful life.



Our goal is to fund future capital improvements without special assessments and no more than 5% increases in annual assessments. All the projects being considered can be accomplished within a few years under this funding plan; however, the general opinion we have received from the ownership is that they would like these projects accelerated to occur sooner by obtaining a construction loan. We will be providing updates on the timing and funding of these projects as soon as we have additional information.

As previously stated, the semi-annual assessments for 2021 are the same as 2020 with the amounts due on June 1, 2021, as follows:

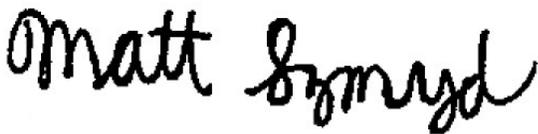
2 Bedroom - \$2,726

2 Bedroom + Den - \$3,215

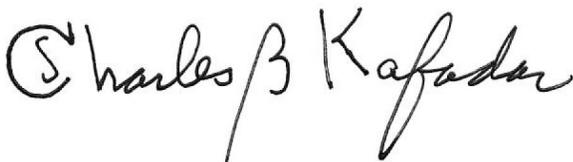
3 Bedroom - \$3,464

Your board is very pleased with the performance of the entire staff and looks forward to a great summer season at the Park Plaza.

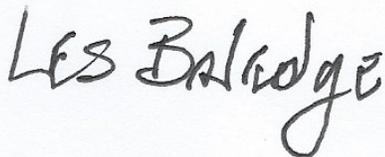
Sincerely,



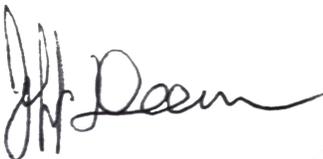
Matt Szmyd, COO & Property Manager



Charles Kafadar, President & Board Member



Les Baledge, Board Member



Jeff Deem, Board Member representing Vail Associates

