

## **Frequently Asked Questions**

**Revised 4/28/2025.**

Thank you for your commitment to the positive changes at Mountain Meadows Resort. Let's stay engaged!

We encourage you to read all the Frequently Asked Questions to facilitate a successful communication exchange. Should the below not address your question, please feel free to email us at [mountainmeadowsreimagined@lemonjuice.biz](mailto:mountainmeadowsreimagined@lemonjuice.biz) or <https://mountainmeadowsrestructuring.info> for regular updates. You can reach Lemonjuice Solution's Owner Support Line at 970-341-9976

### **Q: How will know if my unit has sold?**

**A:** The local resort team will contact you via phone and provide these details.

### **Q: Why am I being required to complete a W-9 form?**

**A:** All recipients of proceeds greater than \$600 is required by the IRS to have a valid, fully-completed W-9. The amounts received for distribution will be reported to the IRS. Please contact your own tax advisers for personal impact; no one from the resort, management company, nor Trustee/GPCS can offer any tax advice. (Be advised that supplying invalid W-9 information is a violation of federal law.).

### **Q: How long after submitting my W-9 will I receive my distribution?**

**A:** Once your completed W-9 form is received by GPCS, please allow 30 days for processing and distribution of your funds.

### **Q: What happens if I delay submitting my W-9?**

**A:** Delaying submission of your W-9 will delay the start of the 30-day processing window and therefore postpone your distribution payment.

### **Q: If the sale has closed but I just returned my W-9, when does the 30-day period start?**

**A:** The 30-day processing period begins from the date GPCS receives your completed W-9 form, not the date of the sale closing.

### **Q: What percentage will I receive once my unit sells?**

**A:** All owner weeks are subject to equitable distribution of 1/51 (this is based on the "Distribution Formula" of the **net proceeds** from the sale of all units for each interval week owned.

### **Q: When a sale occurs, how is the money distributed?**

**A:** The initial distribution is the amount per week assigned as a percentage (1/51 pro rata

share) of the overall net sales price of each condominium. That amount is calculated and distributed to each tenant-in-common including those weeks that are owned by the association and delinquent timeshare owners. Delinquencies will be deducted from proceeds prior to distribution

**Q: Since I decided to move forward with the sale of my timeshare, how much will I receive for my week?**

**A:** This will depend primarily on how proceeds are received from the sale of the property, which is based on the current market at the time of the sale. As we get closer, we will keep you updated on everything, including the expected proceeds, as appropriate.

**Q: When will units at Mountain Meadows begin sales?**

**A:** The sale depends on the marketability of the title, which Title Insurance Companies require.

**Q: Why would we receive only a 1/51 pro-rata share if only 37% were dues-paying?**

**A:** Wyndham is also an owner. All individual owners share the expenses and the sales distribution equally.

**Q: Who initiated the process to sell?**

**A:** Wyndham and the Board were aware of the approaching sunset date. Wyndham initiated the process by requesting a service provider to manage the complexities of the termination. Lemonjuice, known for successfully reimagining 16 properties and returning nearly \$100 million in sales proceeds to owners through *The Resorts Reimagined™*, was selected for this task.

**Q: What is the cost to use Lemonjuice to facilitate this process?**

**A:** Lemonjuice does not require any upfront fees from the association. Instead, they are compensated with a 30% fee based on the proceeds from their work.

**Q: Now that the timeshare is terminated, will owners be asked for more money?**

**A:** We do not anticipate any additional funds being requested. The association has a reserve fund to cover any expenses incurred until the sale of Mountain Meadows is completed.

**Q: Who do I contact about my Maintenance Fees and Points?**

**A:** For questions regarding your Mountain Meadows maintenance fee payments, such as stopping autopay or managing your points, please call 1-800-210-1477. Club Wyndham owners with questions about their Mountain Meadows ownership should contact 1-866-495-1993.

**Q: Why am I required to complete a W-9 form to receive distribution?**

**A:** The IRS requires a valid, fully completed W-9 for all recipients of proceeds exceeding \$600. The distribution amounts will be reported to the IRS. For advice on how this may impact you personally, please consult your tax adviser, as neither the resort management company nor the Distribution Agent can provide tax advice. (Note: Providing invalid W-9 information is a violation of federal law.)

**Q: How do I contact Lemonjuice Solutions?**

**A:** Please email your designated reimagination team at [Mountainmeadowsreimagination@lemonjuice.biz](mailto:Mountainmeadowsreimagination@lemonjuice.biz) between 9 a.m. and 5 p.m. Eastern Standard Time. Our team members are happy to assist you with your request. If email is a more convenient option, please email. You may also review <https://mountainmeadowsrestructuring.info> for regular updates.

**Q: Where do I mail correspondence?**

**A:** Mountain Meadows Resort  
c/o: Lemonjuice Solutions Reimagination  
7380 W Sand Lake Rd., Suite 130,  
Orlando, Florida 32819

**Q: What are the plans for the property?**

**A:** The goal is to make Mountain Meadows Resort sustainable and provide a course of action that will protect all owners and provide value for their timeshare ownership.

**Q: Why is this happening to Mountain Meadows?**

**A:** After years of declining ownership, the financial sustainability of Mountain Meadows Resort is in question, which is the primary reason the Board of Directors engaged Lemonjuice Solutions.

**Q: Can owners use the property?**

**A:** The Board has decided there will be no billing for 2025. As a result, owners will not have access to book reservations at Mountain Meadows.

**Q: Who currently owns the land that the property resides on?**

**A:** Mountain Meadows Property Owners Association owns the land that the units reside on

**Q: Will repairs and improvement costs come out of the sales price?**

**A:** Repairs and improvement costs will not directly come out of the sales price but will instead be covered by the property's reserve funds. These reserves are specifically

allocated to handle necessary maintenance, compliance, and improvement expenses. By utilizing these funds, the property can be brought into compliance and prepared for sale without reducing the net proceeds distributed to owners. This ensures that the property's value is maximized while maintaining financial responsibility.

**Q: Why is the distribution split 1/51 for all owners, regardless of the week's value?**

**A:** Timeshare weeks are categorized (e.g., red for high demand, white for average, and blue for low demand), which affects their purchase and exchange value. However, sale proceeds are typically divided equally (1/51 per owner) for simplicity and fairness, as outlined in the governing documents. This avoids the complexity of assigning varying values to different weeks. For details, refer to the property's governing documents or consult the owners' association.

**Q: What is the expected sale price for units at Mountain Meadows?**

**A:** The expected sale price for units will be based on market value at the time of sale. This value will depend on factors such as current demand, the condition of the property, and overall market conditions. Once the property is sold, net proceeds will be distributed among the owners according to the established process. For updates, refer to communications from the Board or management team.

**Q: How is my share of the proceeds calculated?**

**A:** The formula for distribution is based on the number of intervals owned. Each interval represents 1/51 of the total proceeds. For example, if you own one interval, you will receive a share based on that week. If you own multiple intervals, you will receive a distribution for each interval owned.

**Q: What if I have outstanding debts or unpaid fees?**

**A:** If you have unpaid fees or debts to the Association, your share of the proceeds will first be applied to settle those obligations. Any remaining amount will be distributed to you.

**Q: When will distributions be made?**

**A:** Distributions will be processed after the sale is finalized, debts are paid, and all required owner documentation (e.g., W-9 forms) is collected. This process may take several months following the sale. Owners will be notified of timelines and requirements as they become available.

**Q: What was the outcome of the December 4, 2024, owners' meeting??**

**A:** It was decided that the timeshare plan for Mountain Meadows will not continue after January 4, 2025. This decision was made due to the reduction in individually owned intervals to only 37% of the total property.

**Q: What is the purpose of the consent form I received?**

**A:** The consent form authorizes the property to be sold for the highest market value and transitions the association to a condominium association after January 5, 2025. This allows the 12 timeshare units to be sold individually, maximizing potential sale proceeds.

**Q: Why does the declaration need to be amended?**

**A:** The amendment ensures the association continues as a condominium association, enabling individual unit sales instead of selling the entire property as one unit. This flexibility can help achieve a higher market value for the property.

**Q: Why am I being asked to make changes if I will no longer be part of the property?**

**A:** While you may not be part of the property after the sale, future condominium owners will benefit from the amendments, which enable individual unit sales and provide a foundation for future governance.