



May 19, 2025

Dear Mountain Meadows Owners,

Lemonjuice Solutions (LJS) is pleased to share with Owners important updates regarding the restructuring of the Mountain Meadows. As of April 16, 2025, several pivotal documents have been officially recorded with Archuleta County, marking the formal transition of Mountain Meadows from a timeshare model to a traditional condominium structure. These changes establish a new governance framework under the Colorado Common Interest Ownership Act (CCIOA) and provide full fee-simple ownership to individual unit owners. The recorded documents, along with full meeting recordings and related materials, are available for review on the Owner Portal:

<https://mountainmeadowsrestructuring.info>.

Governance Documents:

- **Corrective Termination of Timeshare Program and CCIOA Election**
 - The timeshare program was terminated effective January 4, 2025, at 4:00 p.m.
 - Mountain Meadows is now governed under the Colorado Common Interest Ownership Act (CCIOA).
 - This corrects a previous recording (March 10, 2025) that had a blank effective date.
- **Amended and Restated Declaration of Condominium**
 - Replaces the original timeshare Declaration and all previous amendments.
 - Converts the community from timeshare/interval ownership to traditional condominium ownership.
 - Establishes full fee-simple ownership of individual units (no more shared weeks).
 - Outlines maintenance responsibilities for both owners and the Association.
 - Provides clear guidelines on insurance requirements, assessments, and governance.

This restructuring was approved by more than 67% of owners at properly noticed meetings in December 2024 and January 2025, following the termination provisions in the original declaration.

Sales & Marketing

Sales and marketing for Mountain Meadows are now underway. The Mountain Meadows Property Owners Association has engaged EXIT Realty Home & Ranch, a highly regarded local brokerage, to lead the effort. Jessica Low, recognized as one of the top real estate agents in the Durango area, will serve as the listing broker.

EXIT Realty is marketing the condominium units at 195 Lakeside Drive, with a strategy of listing up to three units at a time on the MLS and other platforms. Written authorization is required before marketing additional units. The initial listings include Unit #6 at \$385,000 and corner Units #8 and #9 at \$398,500 each.



Distribution Methodology

Converting from timeshare to condominium ownership requires a fair and transparent allocation of sales proceeds among former interval owners. To ensure equity and administrative efficiency, all funds will be distributed in a **single lump-sum payment** after the completion of all unit sales.

Former timeshare owners (tenants-in-common or TICs) were each deeded a floating interest within a specific season and phase. To reflect this ownership structure and to avoid inequities or premature payouts, the sales proceeds, including any excess reserve funds, will be aggregated and disbursed in one comprehensive distribution once all units have been sold. This method ensures that every owner receives their rightful share based on the total proceeds and final accounting and maintains the integrity of the conversion process.

Tax Form Requirement for Distribution

In order to process and release distribution checks, tax documentation is required for all recipients. For **U.S. residents**, a **W-9 form** is enclosed with this letter and must be completed **before any distribution check can be issued**. All fields on the form, including your Social Security Number, are mandatory. Failure to submit a complete form may result in delays in receiving your distribution payment.

Please **do not email** your completed form. Submission options are outlined below.

Important Notes:

- **Only one W-9 form is required per household.**
- If co-owners listed on the same deed **do not live together** or **file taxes separately**, each must complete a separate W-9 form.
- A check will be issued to **all names on the deed**. If a **divorce decree** or **death certificate** has not been submitted, the check will include all recorded names.
- If you own **multiple units or weeks**, you only need to submit one W-9 form.

For **non-U.S. residents**, a **W-8 form** is required. The same submission rules apply. To request a paper copy of the W-8 form, please email: mountainmeadowsreimagined@lemonjuice.biz

All required tax forms must be submitted by June 13, 2025. To complete a W-9 Electronically, please copy and paste this URL into your browser: **Mountain Meadows:** <https://qrco.de/bfvZ1W>



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Upcoming Virtual Town Hall – Submit Questions in Advance

A Virtual Town Hall will take place on **Thursday, May 29, 2025, at 6:00 P.M. Mountain Time**, to provide key updates and respond to owner questions related to the ongoing process.

To ensure the session addresses the most important topics, **please submit questions in advance by emailing mountainmeadowsreimagined@lemonjuice.biz no later than May 28, 2025.**

Zoom Details:

Date: May 29, 2025, **Time:** 6:00 PM, MST, 8:00 PM, EST.

<https://us06web.zoom.us/j/85795762117?pwd=a981O9zeNHE2iEJpcudi9YUxVmLBTT.1>

Phone one-tap:
1-305-224-1968

Webinar ID: 857 9576 2117
Passcode: 950574

For those unable to attend, the session will be recorded, and a summary will be posted on the owner website:

<https://mountainmeadowsrestructuring.info>

The website also includes recorded documents, previous communications, and updated FAQs for reference throughout the process.

Questions: For questions about the Mountain Meadows sale, please visit the Owner Portal, where FAQs are updated regularly. If you don't find the answer you need, email mountainmeadowsreimagined@lemonjuice.biz and include your contact information if you'd like a follow-up. You can also call 970-341-9976.

A Message from Lemonjuice Solutions

Lemonjuice Solutions is committed to transparency, integrity, and exceptional service. We believe in keeping owners informed and engaged every step of the way. If you have any questions or need assistance, our team is here to respond promptly and supportively.

We invite you to learn more about who we are and what we do by visiting our website:

www.lemonjuicesolutions.com

Together, we are building a brighter future for Mountain Meadows.

Sincerely,

Lemonjuice Reimagined™

