



Dear Mountain Meadows Owners,

This letter addresses an important upcoming vote that directly impacts the financial future of Mountain Meadows and its owners.

The Board of Directors has explored ways to maximize the property's value as the timeshare arrangement nears its sunset phase. Consultation with legal experts, real estate professionals, and market analysts has determined that an amendment to the Mountain Meadows Declaration is necessary to unlock the property's full market potential. This amendment will:

1. **Enable a Trustee-Led Sale:** Authorizing the Board to act as a trustee on behalf of all owners ensures a professional, transparent sale process in compliance with Colorado law.
2. **Increase Market Attractiveness:** Facilitating conversion into a format (such as condominiums) appealing to a wider range of buyers increases potential offers and competition.
3. **Streamline the Process for Distribution:** Establishing the proper legal framework avoids delays or disputes, ensuring timely and equitable distribution of proceeds to all owners.

The current declaration was designed for the operation of the timeshare during its life cycle. These governing documents do not perfectly translate for the operation of the life afterward. Amending them increases the value of the property since they will become condominiums upon sunset.

To facilitate this process, a separate meeting will be held immediately following the special meeting to terminate, and an additional proxy will be provided, similar to the one distributed for the termination of the timeshare arrangement. The meeting agenda has been included in this mailing for the vote on the second amendment to the declaration. Participation in this vote is vital to ensure that all owners benefit from a strong return on investment.

Included with this letter is a summary of relevant sections from the Colorado Common Interest Ownership Act (CCIOA). This document outlines legal requirements and benefits for communities during termination and sale processes. Proper legal structuring under the CCIOA ensures fair and maximum returns for all owners. This short URL (<https://qrco.de/bfaTKz>) and QR code here is for your convenience to be able to read the document.



Participation in this process through a vote to approve the amendment is strongly encouraged. Action is critical to safeguarding and enhancing the investment in Mountain Meadows.



Thank you for your attention to this important matter and your continued partnership in shaping Mountain Meadows' future.

Sincerely,

Lemonjuice Reimagined™

NOTICE OF SPECIAL MEETING OF MEMBERS OF MOUNTAIN MEADOWS PROPERTY OWNER'S ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that a special meeting of the members will be held immediately following the special meeting to vote on the termination of the timeshare regime on:

Date: December 4, 2024

Time: Immediately following the termination meeting

Purpose: To vote on amending the Declaration as necessary to implement the termination of the timeshare regime. Please attend or vote by proxy or sign and return the attached written consent. A copy of the proposed amendment is enclosed.

Please see the agenda below:

Agenda

1. Call to Order
2. Certification of Quorum
3. Vote on amendment to Declaration
4. Adjournment

Please take notice that a Special Meeting of the Membership (the "Meeting") of the above-referenced association (the "Association") will be held at the Club Wyndham Pagosa Resort at 538 Village Drive, Pagosa Springs, CO, on December 4, 2024, following the Special Termination Meeting.

Please note that your Association's Board of Directors is recommending you vote FOR the termination of the timeshare regime/interval ownership plan and the amendment of the Declaration.