



Special Assessment - Loss Damage Assessment

The HOA should and actually must now raise the necessary funds to repair and reconstruct the Fire affected Units, in order to finish restoring our fellow Owners' property.

Reason for the Special Assessment

All of the funds being collected are only for and solely being applied to the Property Loss and Reconstruction costs.

Date of Fire Loss

April 11, 2021

Scope of Damage

A total of 17 Units were affected: consisting of 11 Units in the G-Building and 6 Units in the H-Building, all damages were due to Fire, Water, and/or Smoke.

By April 13, 2022: 12 Units and much of the common elements related to the roof, siding, plumbing and electrical have been restored, and 5 Units still remain to be completed.

Date of and Authority for Special Assessment

June 9, 2022, Approved by a majority vote of the Association Board of Directors, via email.

By official notification to all Owners on June 13, 2022.

By a Special Assessment Meeting of the Association Members on June 27, 2022 at 5:00PM MT.

Under advisement of the HOA Attorney and pursuant to the Declaration of Condominium:

Article X, Section 3. RECONSTRUCTION - INSUFFICIENT INSURANCE PROCEEDS

“If the insurance proceeds are insufficient to repair and reconstruct the improvements(s), and if such damage is not more than fifty percent (50%) of the total replacement cost of all of the Condominium Units

in the project, not including land, such damage or destruction shall be promptly repaired and reconstructed by the Association, as attorney in fact, using the proceeds of insurance and the proceeds of a special assessment (not subject to Owners' approval as set forth in Article VII, Section 4) to be made against all of the Owners and their Condominium Units".

Special Assessment Amounts

2-Bedroom Units: $\$2,500 \times 180 \text{ Units} = \$450,000$

3-Bedroom Units: $\$3,636.09 \times 18 \text{ Units} = \$65,449.62$

Total Funds Raised: $\$515,449.62$

Estimates that this Special Assessment is based on

Current Estimate of the Total Claim by the HOA Insurance Company's Adjusters: $\$1,234,773.94$

HOA Insurance Deductible Amount: $(\$10,000)$

Current amount paid to date by the HOA Insurance for Reconstruction: $\$943,597.26$

Current additional amount approved by the HOA Insurance but not yet paid: $\$291,176.68$

Current Total Estimate by all HOA Contractors for the total Reconstruction: $\$1,629,767.65$

Total Amount of Special Assessment - Loss Assessment: $\$515,449.62$

Current HOA Insurance Company's amount of insufficiency of proceeds for the Reconstruction: $\$394,993.71$

Loss Assessment funds that will be collected for Reconstruction contingencies: $\$120,455.91$