

Revise Date: March 29, 2023



Thank you for your commitment and dedication to the positive changes at The Mountainside at Stowe Resort. Let's stay engaged! To facilitate the successful exchange of communication, we encourage you to read the entire "Frequently Asked Questions." The information in this document may not address every question from every angle. Please use the "Additional Frequently Asked Questions" field below if you still have questions.

Q: Can you please confirm if Lemonjuice has provided the board members a list of the team members introduced in the most recent board meeting along with their respective responsibilities?

We provided a full list of Lemonjuice contact to the board as part of the onboarding process.

A: Georgette Dejesus- Regional Vice President of Resort Operations

Brandon Huber- Project Manager

Jarvis Phillips- Communications Director

Halee McLaughlin - Communications Specialist

Jeff Ingram - Senior Vice President of Real Estate Redevelopment

Mike Elliott - Corporate Director of Facilities Management

Q: If an owner received communication about the deed back program before the end of 2022, whom should they contact?

A: If you received communication about the deed back program, please contact 802-253-8610 info@mountainsideresort.com. Please include a callback number.

Q: I paid my 2023 maintenance fees and would like to deed back my timeshare. What is the process?

A: Instructions for Deed Back:

- **ONLY OWNERS THAT CONTINUE TO BE DEEDED IN THEIR INTERVALS THROUGH THE TERMINATION OF THE TIMESHARE PROGRAM WILL RECEIVE DISTRIBUTIONS.** Owners must continue to pay their maintenance assessments until the sale of the property to receive their full equitable funds. This information is designed to clarify policies as approved by your Board and to correctly set expectations on how the process will be handled in the future.
- If your deed has not yet been recorded, and you want to continue to surrender your deeded interval to the Association, please let us know.
- If you wish to: cease the process of surrendering; remain an owner; remit payment of 2023 fees; continue using your interval; and receive the ultimate sales proceeds; please notify us immediately.
- If you wish to deed back your interval now, in lieu of the further obligation for the payment of Maintenance Fees or Special Assessments, if any (none are currently contemplated), AND elect not to

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receive any future distribution of Unit sales proceeds, you may do so by paying the legal fees of \$459.50 (subject to change) and one year of maintenance fees. To do so, please contact 802-253-8610 info@mountainsideresort.com. Please Include a contact number for a callback.

Q: Have you taken into account the impact on payroll and wear and tear on washing machines?

A: Yes, we have carefully considered the impact on payroll and have taken steps to address it by hiring an Executive Housekeeper and additional housekeeping staff as needed. With regards to the machines, we have inspected the one washer and two dryers and have determined that they are in good working order, but they do require some minor tune-ups and attention. The costs associated with these adjustments will be factored into our operational budget for the upcoming period.

Q: Will all the timeshare units be included in the rental program, or are there units that will not be offered due to their condition? Also, is the budget allocation intended to cover all the timeshares?

A: Lemonjuice will conduct a full inventory and evaluation of all timeshare units to determine their condition and identify any necessary repairs or upgrades. Based on these assessments, we will prioritize the resort's needs and determine which units will be included in the rental program. As for the budget allocation, it is intended to cover all timeshares as well as support the necessary improvements to enhance the resort's overall offerings. We will ensure the budget is utilized in a strategic and efficient manner to maximize the benefits for all timeshare owners.

Q: Is Vacasa liable in any way for the lack of compliance?

A: Vacasa paid Mountainside in full for money lost in the security breach, so Mountainside has no damage's claim at this time.

Q: Who did we use for our 2022 audit?

A: The auditors were McSorley and McCoy.

Q: What will happen if the timeshare gets converted into sellable whole ownership units?

A: An owner's pro rata share of the sale proceeds will be calculated as the owner's share of the terminated property attributable to the owner's vacation ownership interest; for example, if you owned one vacation ownership interest in one unit, your pro rata share may be 1/50th or of the NET sales proceeds resulting from sale of that unit.

Q: If I decide to move forward, how much will I receive for my week?

A: This will depend primarily on how proceeds are received from the sale of the property. This 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.

Q: When will the evaluation of the water system take place?

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A: The Lemonjuice Facilities Department has already begun the evaluation process, and we plan to complete the remaining evaluation after the snow has melted. The Director of Facilities will be meeting with the vendors and engineers who have previously serviced the system, and consulting with the municipality to explore options for enhancing support of the current system or appropriate alternatives. We will ensure that the evaluation is carried out as soon as possible to determine the best course of action.

Q: I am not delinquent at all, and I pay \$2000 for 2024 dues, and my unit is old, what would it have to sell for in order for me to get my \$2000 back?

A: This will depend primarily on the current market value once the unit is sold.

Q: If I decide to sell my unit, am I required to pay Maintenance Fees.

A: Yes, you are required to pay Maintenance Fees. If you do not have use of your week, your maintenance fees will be refunded to you at distribution.

Q: If you own a more desirable week, will that be reflected in a greater share the sale price?

A: Those rules are defined in the Condominium Declaration and based upon historic time interval purchase pricing.

Q: Is it possible to deed back without paying legal fees to Mountainside at Stowe?

A: Unfortunately, no. To deed back the unit, legal fees must be paid to cover the costs of the deed back process handled by the law office.

Q: When is the next board meeting?

A: April 10, 2023, at 7:00 pm via Zoom. Please join using the meeting link here:

<https://us06web.zoom.us/j/81605877986?pwd=SEtKZW11VWZvUzU0ZjJ2YnROWTIPQT09>

Meeting ID: 816 0587 7986

Passcode 892077