



November 19, 2024

Subject: Important Updates and Special Meeting Notice for Mountainview Resort Owners

Dear Mountainview Owner,

This letter is to provide important updates regarding recent developments at Mountainview Resort and to invite you to an upcoming special meeting for all owners.

As previously shared, a foreclosure auction of delinquent timeshare intervals took place on October 21, 2024, at Mountainview Resort. This auction allowed the HOA to reclaim over 100 intervals from non-paying owners. Additionally, an amicable settlement has been reached with the Estate of Sandra Stevens, which will result in the return of further intervals to the resort and the removal of a lien against the property. This process is expected to be finalized very soon.

With these intervals recovered, the next phase for Mountainview Resort is ready to proceed. A special meeting will be held to vote on the termination of the timeshare program. Your participation and vote are critical, as the decision will shape the future of property management, owner obligations, and financial planning. Please take the time to review the enclosed information packet carefully.

The special meeting is scheduled for Tuesday, December 10, 2024, at 7pm Eastern Standard Time. If the termination vote is approved, the property will be listed for sale shortly thereafter, and the goal is to have it sold by February 2025. There will not be any maintenance fees charged for 2025, and the special assessment, as previously shared, will not be paid by owners out of pocket, but instead from proceeds of the sale.

As a result of both the sales timeline as well as the ongoing financial challenges facing Mountainview, the board have decided to suspend operations at the property beginning in January. This will protect profitability for owners as the resort is prepared for sale. A local broker has already been engaged, and collaboration with our partner, TenX, is underway to prepare the property for auction in February. Please note that this type of sale is different from a foreclosure auction. The resort will be listed at market value, with a reserve price that must be met to ensure the maximum value is realized for the owners. You can learn more about TenX, here: <https://www.ten-x.com>

If you have any questions or need further information before the meeting, please do not hesitate to contact us at MountainviewReimagined@lemonjuice.biz.

Thank you for your attention to this important matter. Your involvement is essential to making a fair and thoughtful decision for the future of Mountainview Resort.

Sincerely,

Kevin Curran
Mountainview Board President