

Woods Manor Condominiums
December 2017

Dear Woods Manor Timeshare Owner,

The Timeshare Conversion Plan to Whole Ownership* has many challenges: deeds not recorded with the county, deeds not properly recorded, locating actual owners, owners not responding to attorney demand letters and the need for a third group of foreclosures. Currently there are 244, out of 300, owner weeks that support the plan. This includes the 90 weeks owned by the HOA.

*plan is listed under documents at www.woodsmanorcondos.com

Unit 304B has a sales contract with an agreed upon closing price of \$690,000. Luke Paffrath, Paffrath & Thomas, is the Woods Manor real estate agent. Closing is expected to take place the end of January 2018, if all 50 owner weeks support the contract terms. Unit 204B is listed for sale.

The Board is pleased to announce that the contract with Wildernest Property Management (WPM) has been renewed. Aaron will continue to be the on site resident manager living in the house. Thank you WPM team for the successful first year at Woods Manor! We look forward to a continued constructive and professional working relationship!

The Board adopted the WMI 2017 operating and reserve budgets. The yearly dues rates: 101 \$961.87; 102 \$1,223.60; 203 & 303 \$1,095.62; 204 & 304 \$1,368.82.

The exterior renovation project has had its challenges too: 5 work order changes due to unexpected construction issues, town inspection scheduling, and a tight construction work force in Summit County. Luke Dokken is the project manger for Travis Construction. Luke, thank you for doing your best to keep the project moving forward. We are hopeful that the project will be completed before the start of the 2017-18 ski season.

Mark your calendar: the 2018 annual homeowners meeting will be on July 7th.

Thank you and happy holidays,

Woods Manor Board of Directors