

**Woods Manor Condominiums
RCI Improvements Survey Results**

UNIT-WEEK	SUPPORT		RCI MEMBER?	COMMENTS
	YES	NO		
101-03		X	No	No, I do not support.
101-04		X	No	No. As the vast majority of time-share owners have signed on to convert the units to whole ownership, and the homeowners association is pursuing every option to expedite that process, asking current time-share owners to invest in long-term improvements in the infrastructure does not seem prudent. Further, as stated, there has been no problem selling earlier units that lacked those upgrades.
101-07 303-06		X	No	No, we do not support funding the improvements to continue affiliation with RCI. No, we are not RCI members. In fact, we've used our units every year for the last 25+ years, except for last year, when we were told we could use our unit only after we had already made other arrangements.
101-09 101-10 101-11 101-30 102-28 102-29 102-30		X	Yes	In response to your email, we are not in support of upgrading the units as we desire the sale of the units. We don't want to spend additional money on linens if we are looking to sell. We are an RCI member and have been for approximately 30 years as we have always deposited our weeks in the bank. We own 7 various weeks throughout the year in two different units. Good luck in facilitating a sale on behalf of the timeshare owners. Anchor Bay Corporation
101-12		X	Yes	I do <u>not</u> support the funding of the improvements to continue the affiliation with RCI.
101-13 102-13 102-42	X		Yes	None
101-14		X	No	I would say make no improvements unless it would improve selling the units.
101-15		X	No	NO - why would I want more out of pocket expenses if you are selling the unit and I cant even use the unit? Lets get this deal done already!
101-19		X	?	Do NOT support
101-21		X	No	I appreciate all of your hard work, but no, I do not want to waste one more penny!

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	YES	NO		
101-22		X	No	I do not support any special assessment for Woods Manor time share owners to meet the requirements of retaining an affiliation with RCI.
101-24		X	Yes	I do not support the improvements. I want the units sold.
101-26 101-38		X	Yes	Judy and I are not interested in paying any assessment for work to bring the units up to RCI standards.
101-28		X	No	We are not affiliated with RCI and certainly would NOT be in favor of special assessment to fund improvements to benefit those who are. We are wondering, at this point, if we were deceived into believing "timeshare conversion" will ever be completed. What other action would you advise us to take to end our Woods Manor timeshare ownership?
101-31		X	Yes	We are not interested in spending any additional resources to bring the unit up to RCI standards we are highly motivated to get this unit sold. What is the status of the lawsuit? This has been going on way too long. What are are options to get this unit on the market and get it sold?
101-41		X	Yes	None
101-46		X	No	We don't support the expense of the improvements set out below as we feel our timeshare 101B would sell as is. This seems to be a pointless exercise to refurbish certain things when the point is to sell it plus they wouldn't get the cost back for such changes within the sale of whole ownership.
101-50	?	?	?	Thank you for the update How much money in special assessments are they talking about to make these improvements?
101-52		X	No	I do not support spending this money. I own week 52. I think B 101. I am no longer an RCI member and have been paying my dues for years without using the week. I hope the conversion plan is successful soon. Tnx for the update!!

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	YES	NO		
102-03		X	Yes	This is a difficult question to answer. Our preference is to sell the unit as expeditiously as possible, and we don't want to fund improvements to a property that we aren't going to own for much longer. Beyond that, we'd need guidance if we're being asked to make an investment. Would we be prevented from depositing with RCI for 2021 or 2022 or when? If we still have the RCI option available in 2021, we'd likely pass on making any further investment and hope that we could complete a sale sometime next year. You have the best knowledge on this issue. If there's a groundswell for making the improvements, then we'd need to know how much we'd need to kick in, and what kind of return, if any, would we get for that investment. As a side issue, I'm wondering what the real-estate market in Breckenridge looks like these days. Have the holdouts cost us money?
102-04		X	?	I do not support the upgrades.
102-06		X	?	No I do not support any additional funding
102-07		X	?	No need to upgrade if units will eventually be sold.
102-10		X	Yes	We do not support the listed improvements. We are RCI members but do not have this unit listed with RCI. We rent our unit (102B-10) thru Redweek and Vrbo. Our unit will sell on the location alone as is. Not making the improvements might encourage the holdouts to embrace whole ownweship.
102-14		X	No	No, we are not members or interested in further funding.
102-16		X	?	We DO NOT SUPPORT THE RCI UPDATES for our unit 102B week 16. We are NOT RCI members and we do not want to pay an assessment fee as we have agreed to conversion plan for our unit. Sheets and appliances are NOT considered part of the real estate, they are personal property and will not help with an appraisal. I am a real estate broker in 3 states, Colorado included. With the COVID people aren't travelling. Don't waste the association money please!! As that will not be easy to collect from the few of us who have been waiting to sell. It will only create more problems. Thank you.

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UNIT-WEEK	SUPPORT		RCI MEMBER?	COMMENTS
	YES	NO		
102-17		X	No	Hi Len, we don't agree to the RCI upgrades. We would like to sell as is.
102-19		X	Yes	We are not in favor of doing these upgrades for RCI. We would like to see our unit sold ASAP.
102-22		X	No	We are NOT in favor of expending any additional funds for the improvements requested by RCI or paying any special assessment for this purpose. While we agree the units are outdated and need improvements, we don't feel any further investments are in our best interests at this time, pending the sale of the units under the Timeshare Conversion Plan.
102-26		X	Yes	We will NOT pay for improvements.
102-31		X	?	It has been a couple of years since we have been able to use our unit for ourselves, but it was adequate at that time. We are not RCI members and as long as the dishwasher and oven/stove are usable I would not replace unless forced to. Likewise if the furniture is not so broken as to be unsafe I would not replace unless forced to.
102-32 203-05		X	?	We are definitely against the upgrade. One more reason to sell. The hold out person is continuing to cause more harm to all of us.
102-23		X		I don't support funding the improvements.
102-37		X	No	I do not support a special assessment to refurbish the units. This will be a waste. The units need to be sold instead. I will not pay it if assessed. I do not support investing in new furnishings as this will be a waste of money. The units need to be sold.
102-41		X	No	We don't support funding the improvements.
102-46		X	No	We do not support funding these improvements nor are we members of RCI. Len, thank you very much for working so hard on this matter. We very much appreciate it.

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UNIT-WEEK	SUPPORT		RCI MEMBER?	COMMENTS
	YES	NO		
203-02		X	No	No, I do not support another timeshare owners' special assessment to fund these improvements. Even if the furniture and bed linens were new, the new owner will likely replace them with something they already own or with something that appeals more to their liking. The appliances worked just fine when I stayed there last January 2020. Why replace them just because of their age? They are functioning properly and kept clean. I don't think that RCI renters are looking to stay at Woods Manor because of the lodging amenities are new, they come to Woods Manor and many other condos because the rental price is fair, they are close to town, and they are vacationing in Breckenridge for what the town of Breckenridge has to offer such as skiing, mountain biking, hiking, restaurants, shopping, entertainment. You don't need a new oven and refrigerator to enjoy what Breckenridge has to offer. Also, catering to RCI's requests is not in line with the conversion plan to whole ownership. We as the majority group in favor of converting to whole ownership must stay the course and not continue trying to keep those units in Woods Manor as timeshares.
203-03		X	Yes	I've been giving this issue some thought and what I am proposing is a little out in left field... For those of us with RCI memberships, even though we will no longer have a unit to trade/spacebank, we can still take advantage of RCI bonus weeks and other perks related to membership. For me, this would be less expensive than having to pay annual maintenance fees at Woods Manor. RCI Members can maintain their membership as long as they want or they can let their current subscription expire. My unit actually had a contract on it that fell through because of the lone hold-out owner who was not willing to agree to the sale. This same owner has 1 week in each of the other unsold units and has forced legal action. Perhaps they should be solely responsible for the necessary improvements or order for Woods manor to remain in good standing with RCI. This might help force their hand.
203-04		X	?	I do not support any additional repairs and or upgrades requiring additional money

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	YES	NO		
203-07		X	No	I am not a RCI member and I don't support an assessment to fund these improvements. However, when I stayed in my unit, B203, week 7, last year, it was in horrible condition. Not just low quality bedding, but missing bedding. Other issues too numerous to mention. This conversion plan was proposed over three years ago and still hasn't happened. Why don't you guys get off over your ass and finish this thing. We were told it was a simple partition ruling by the local courts that was going to be done two years ago. Get it done!!
203-10		X	No	No we don't support making changes for RCI
203-12		X	Yes	We are not interested in funding the above improvements to continue affiliation with RCI.
203-14		X	No	Len, as you know we have supported the sale of the units. This should have been very simple process but as we know it has not turned out to be so. Please note that we appreciate everything you and the board are doing. But know that should the board move to make the necessary improvements, we will likely not pay. We cannot see dumping more money into the units when the solution is to sale. I believe that should someone wish to update the units they can pay.
203-15		X	?	I am not interested in investing any more money into Woods Manor Timeshares prior to the sale. Let those that oppose the whole-share sale sleep on bad sheets.
203-18	X		Yes	My question is: How did these units become so rundown? Our maintenance costs have risen substantially over the time I've had mine. This was once a Gold Crown resort. My unit is one of those up for conversion so you may not want to count my responses.
203-21		X	Yes	Funding: Not really, just want to get the unit converted/sold. We don't see much need to pay for upgrades - as long as we can get the unit sold within the next year.
203-22		X	No	No, we do not support funding RCI improvements.

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UNIT-WEEK	SUPPORT		RCI MEMBER?	COMMENTS
	YES	NO		
203-24		X	No	I do not see a need to fund the improvements required by RCI. I hope the conversion to whole ownership happens soon. I canceled my RCI membership a couple of years ago.
203-27		X	No	I do not participate with RCI with my unit, and am in favor of the conversion plan and sale moving forward. So no I am not in favor of funding any improvements to satisfy RCI.
203-30		X	No	At the Woods Manor annual homeowners' meeting, July 11, 2020, the above was discussed. Homeowners requested that timeshare owners' desires to address the above-needed improvements be requested. A timeshare owners' special assessment would be required to fund these improvements. The two timeshare units converted to whole ownership sold without these improvements, they sold as-is. There are four remaining timeshare units that most timeshare owners desire to be converted to whole-ownership soon according to the "Timeshare Conversion Plan to Whole Ownership." If the remaining timeshare units are converted before RCI forces improvements, this will be a non-issue.
203-35	X		Yes	Yes, we are interested. I am interested, depending upon the cost for these improvements.
203-38		X	Yes	No, we do NOT support funding for any improvements to continue RCI affiliation. We feel any costs to the units should be added to the ongoing lawsuit as damages caused by delay. We appreciate you keeping us informed of the current situation. This litigation is starting to resemble Trump's Tax Return litigation!! Are these people related to him? We feel that this whole thing seems to be orchestrated by one or more of these "owners". The greed and avarice involved here is very apparent. We also feel that 4 years is enough. Let's push to get this finished.
203-48	X		Yes	I would support the upgrade just do the bare minimum as needed.
203-49		X	?	We would prefer NOT to fund these in hopes the conversion will be able to happen and unit being sold as is
303-01	?	?	?	How much would it cost? I can't say until I have some numbers.

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	YES	NO		
303-04		X	No	I hope and think unit will sell soon , not making this an issue.
303-07		X	Yes	We really do NOT want more of our money goin into this timeshare! Please, no assessment fees! When will "imminent domain" take over so this unit can be sold???? We have now probably paid more maintenance fees than we will ever get back from a sell!
303-09		X	?	At this point let's hope we can get them sold. Let RCI drop us. Thanks for what you guys are doing.
303-10		X	No	None
303-22 303-37		X	No	We do not want to upgrade.
303-25		X	No	None
303-29		X	No	I do NOT support making the requested RCI improvements.
303-30		X	No	I am against making the requested improvements.
303-31		X	No	None
303-36	?	?	?	Hi Len. What's the status on the lawsuit? Any chance we get this done soon? That would affect the decision to take an assessment for me.
303-43	?	?	Yes	Hello Len. We hope you and your family are faring well in the midst of this pandemic; We are. In regard to this latest email about updating items within the unit. These costs are quickly adding up to be a wash or loss compared to net income from selling the unit. Support? Not outright. But yes If it impacts the sale. We need to know what these improvements will cost us. An itemized cost summer is needed. Cheap linens and bedding. Ok, not unreasonable. Furniture and furnishings outdated or broken down and must be free of stains - should have been part of RCI maintenance fee. Appliances outdated, more than 8-10 years old, /not working properly - should have been part of RCI maintenance fee. Baseboards not installed throughout - home design; not part of the base build. Wouldn't this be considered an upgrade? Shouldn't these have been, in part, what the maintenance fees were supposed to be for? We find it ironic that 'now' RCI is nitpicking 'justified' and 'required' shortcomings.

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	YES	NO		
TOTAL	4	58		