

ADDITIONAL PROPERTY/BUDGET QUESTIONS NOT ASKED DURING THE 2021 ANNUAL MEETING.

Larry & Sigi T. submitted written questions to Alpine Meadows prior to the Annual Meeting, which were answered by Libby Jocelyn. These questions were not read or answered **during** the virtual Annual Meeting and were therefore not included in the official meeting Minutes. However, these were informative questions/answers and we wanted to share them with our Owners.

- 1) The Wood for Fireplace expense could be almost eliminated by providing only one starter log for new check-ins. If more are needed, they can be purchased at the grocery store at the owner's cost. Current cost overrun of \$9,289 is huge! Actual in 2020 was \$14,800.

Libby - This has always been a subject of discussion and there isn't a clear and easy answer. It has been the Board's position for years that we will continue to provide the firewood because we know, or have a good idea, of what's literally going up the chimney; meaning it's not just paper in mass quantity for heat reasons or scrap wood like cedar, which is toxic. So the firewood has to be there. It's been discussed for years that when a unit's firebox is no longer serviceable, we will plan on changing it to accommodate a gas unit for cost reasons. We believe that it's the cost of the wood that is up. Our thought is that guests and owners would complain if they have to purchase their own.

- 2) We would like to clarify if we understand correctly that we CREDIT a delinquent owner for any rental income we are able to get if we are able to rent out the owner's week.

Libby - That is correct; the collected rental income is applied to the delinquent owner's account to avoid French Ridge paying income taxes on the revenue. They are still not able to use a unit until the account is cured. As a board, we are currently in the process of changing the by-laws to allow better usage of that time by the FRHOA.

- 3) We would like to recommend a two-tier cost schedule for Bonus Time. Owners (only) should get a break; i.e., 1st night \$100, 2nd and 3rd night \$50/ea. Anything longer, a weekly rate of \$_____ applies. Plus, Seasonal (Winter/Summer) rates might be a thought.

Libby - This, too, has been discussed and I, for one, am in favor of keeping it static. An owner in good standing is able to use the facility over a short notice guest, and gets a reduced rate. I was once in favor years ago for owners privilege, but after numerous discussions with Mike Jocelyn, staff, other owners, and hearing their stance, it's pretty easy for me to decide in the direction of keeping it static for a night by an owner or guest.

- 4) Does French Ridge still have an annual INDEPENDENT Audit?

Libby - We are looking for a reasonable cost independent auditor but, in the meantime, Leon has been using Ken's working papers and conducting an audit every couple of years with the last one being 2019.

- 5) Looking at the Budget Comparison, what is included on the line "Unit Maintenance"?

Libby - During Covid and ongoing, the maintenance staff has been sanitizing the doorknob and light switches after leaving the units from their inspection. A lot of other items; Chimney sweeps and gas inspections, G#, H#, B3 all had high pressure jet drains, maintenance weeks where they go in to each unit and try to get all the deferred maintenance done as well as fix/tighten all furniture, grout the bathroom tubs, fix blinds, etc., steam clean the kitchen and bathroom floor. The supplies needed for repair... all maintenance items that are turned in during the week. And so much more!

- 6) Since we have no phones in the condos, what covers the line of "Unit Phone"?

Libby - We have a phone outside of D building for owners that don't own a cell phone. It is marked on the French Ridge map. We also charge French Ridge and the other timeshares a portion of the phone bill from Alpine Meadows. Since we have moved to a VOIP phone system, it is much cheaper.

- 7) Under "Electricity", we noticed a budget of \$32,000, yet during this pandemic year with several months of no visitors, the actual amount came to \$32,671. Any explanation?

Libby - For the fiscal year ending 4/0/21, French Ridge only shut down one month. When we opened in June, the units were occupied by record numbers. Because restaurants were shut down, the owners and guests were in the units much more than usual.

- 8) Under "Unit Supplies", what is covered? Again – in a pandemic year, we exceeded it by \$2,000. (No visitors, no usage?) Maybe we should revisit if and what items can be bought and dispensed in bulk.

Libby - In addition to the units being used more frequently, we also had to buy extra supplies for the Covid protocols; i.e., hand sanitizer stations, hand sanitizer, batteries for the and sanitizer, masks, gloves for the maintenance crew, extra cleaning supplies to leave in the units. This also includes restocking the units with kitchen supplies, pots, pans.