

April 12, 2022

Hello Edelweiss Owners,

We're pleased to announce that the HOA-owned condo – Unit 200 in the A Building – has been sold to Sage Kotsenberg who is also the owner of Unit 307 in the A Building. The proceeds from the sale are approximately \$513,000. The funds are currently in a separate HOA bank account for the time being. Based on an extensive analysis by All Seasons and Mumford (CPA) of the complex tax laws related to the sale, we believe the proceeds will be non-taxable to the HOA, providing that \$115,000 of the proceeds are used prior to 12.31.23.

Before we all discuss potential uses for the funds beyond improving the HOA's overall financial position, a new reserve study by an independent third-party is currently being performed. The study will provide fresh eyes and perspective on the estimated remaining life of the complex's assets and approximately when those assets will need to be replaced. This will help lay the groundwork for long-term planning and discussion on to how best to allocate/use the funds. In due course, the board will present their recommendations to owners for review and input.

The Board would like to thank all owners for their patience and participation in getting the sale completed successfully.

Thank you,

Christopher Faris
President, Edelweiss HOA