

Presidents Message

Dear owners,

I feel it is important to share with how we came to our decision with the Special Assessment. As a board, we were determined to find ways to have the necessary work done in the complex with little or no cost to owners. We were informed in early January that because the Special Assessment letter was sent out to owners by the previous board in Sept 2016 it was then deemed legal. We had a long debate and passionate discussion on this matter and it kept coming back to the substantial amount of work that's necessary to get our units up to par. The work can no longer be put on hold. In order to secure a contractor for the work to begin we must have funds in place to cover the requested work. In order to have the bank consider us for a loan, the board needs to provide proof that the special assessment is in effect and we are collecting payment towards it.

The board is dealing with years of neglect, a Legal Matter and a Special Assessment, to put things off any further would only be adding to the cost and work would be delayed even further. Our reserve fund must stay at a certain amount to be available for any emergencies that may arise and the day to day maintenance of our property. There are not enough funds in our reserve fund to cover all the work needed. If we only used our reserve fund, condo fees would need to go up significantly to bring the reserve fund back into good standings.

We decided to give you the option to make monthly payments for Part 1 of the Special Assessment from March 1st to Sept 1st or pay in the full the first portion. As your board we will continue to look into and research options as we work through the tasks at hand. The board will provide the necessary information as we move ahead. We are owners as well and volunteer our time on the board to make sure there is clarity and understanding when it comes to our investment.

As owners it is your responsibility read all documents and information provided to you by the board and keep them for your records. It is also owner's responsibility to ask questions and get involved in committee's to help maintain our complex and keep our small community vibrant. www.6915meadows.com is the official website for the Ranchlands Meadows Complex. It is maintained by the condo board. WE are not in any way associated with any other websites. You will find all necessary and accurate information here. You are able to sign up for committees, have access to forms, access to Firstservice , access to current information, calendar, submit concerns, and much more. This was created to further our communication with owners and tenants.

Cheers,

Charmaine Francis

Condo Board President

Dear Unit Owners:

Further to the recent letter outlining the Payment Plan Option for Installment #1, the Board of Directors would like to update Owners on the current status of the project. The Board is currently working through the process of meeting with Engineers to select an Engineering firm to work with them in defining the Scope of Work for the Building Envelope and Remediation Project. Once the Scope of Work is clearly defined, bids will be sought from appropriate Contractors. The cost for the project, including an appropriate contingency, will not be known until after the Scope is decided and the bid process is complete. This can be a time consuming process at the beginning of any project. As such, the 2nd portion of the Special Assessment called for in the Reserve Fund Study and currently slated for payment **March 1, 2018 may change.**

The currently anticipated work was presented at the Town Hall meeting in 2016 and is listed below. Please keep in mind that this scope may change, if deemed appropriate as the Board meets with their Engineering consultants.

- Localized stucco repairs and general stucco re-coating;
- Replace parging at above-grade foundation walls
- Installing/replacing exterior sealants and retrofitting sealant around windows;
- Localized wood siding replacements and general siding repainting;
- Replacement of sloped roofing and installation of flashing upturns at the stucco cladding;
- Repainting of exterior sheet metal (downspouts, fascia, and soffits); and
- Replacement of all eaves trough and damaged downspouts at-grade.

The Board of Directors would like to thank you for your patience, as well as your input, assistance and understanding as they work through this major project with the Owners.