



Welcome to the Beaver Run Family!

- **Beaver Run HOA Board Meeting Dates**

- December 5 – 7, 2019
- January 23 – 25, 2020
- April 3 – 4, 2020

- **Annual HOA Meeting**

- April 10 – 11, 2020



Homeowner Association Dues Include

- Property and Homeowner's Unit Insurance
- Utilities – Gas, Electric, Phone, Cable, Wi-Fi
- Amenities – Pool, Hot Tubs, Tennis Court, Fitness Room, Game Room
- Guest Shuttle
- 24 Hour Security
- Common Area Cleaning
- Firewood
- Owner Parking
- Landscaping
- Building Maintenance



Beaver Run Rental Program Agreement



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- Three Year Contract Valid September 1, 2019 - August 31, 2022
 - 55.5% Net Revenue to Owner
 - Board of Directors Determine if Additional Revenue is Distributed to the Owner or the Rental Reserve Fund
 - Unit Inspection Rating Must Be 85 or Higher to be Included in Rental Program
 - Comp & Trade Revenue and Expenses
 - Owner Receives Revenue Equivalent to Average Daily Rate When Unit is Used for a Complimentary Stay
 - Comp and Trade Expenses are Divided Amongst All Owners and Listed as a Comp and Trade Expense on the Monthly Statements
 - Travel Agent Commission
 - Commission Expense for Reservations from Online Travel Agents



Equalization Program

- Equalization – A Rotating System for the Rental of Each Unit in Order to Equalize the Revenue Amongst the Same Unit Type in the Same Building
- Owner's Equivalent Usage Rate = $\text{Average Daily Rate} \div \text{Monthly Average Daily Rate} \times \text{Average Daily Revenue}$
- Equalization Balance = $\text{Net Revenue} + \text{Owner's Equivalent Usage Rate} + \text{Previous Year Carryover}$
- The Equalization Balance is Used for Reservation Room Assignments

Owner & Guest of Owner Reservations



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- Contact Shelby Sainz, Reservations Manager
 - Email Owners@Beaverrun.com with Requested Dates and Unit Number or Call 970-453-8715
 - March 1st is the Cutoff Date to Guarantee May 1 – October 31 Reservations
 - August 15th is the Cutoff Date to Guarantee November 1 – April 30 Reservations
 - After the Cutoff Date, New Owner Reservations are on a Space Available Basis

Owner Housekeeping Fees

- You Choose Daily Service (DS), Midweek Service (MW), and/or Check Out (CO) Cleans.
- A Check Out Clean is Required
- Towel and Linen Replacement is Available
- Fees are Posted to the Monthly Statement as Owner Stay Transfer Fees
- Carpet/Tile Cleaning is Done Biannually in Both the Spring and Fall
- Upholstery Cleaning is Done Annually in Either the Spring or Fall





Maintenance Department

- On-Site Technician Team
- Performs Annual Unit Inspections
- Approved to Bill up to \$600 without owner approval
- Exhibit A – Charges That are Not Billed to Owners
 - TV Remote Service Calls, Basic Light Bulb Installation, Toilets – Minor Repairs and Clogs, Spa Room Hooks, Key the Lights to the Switch, Kitchen/Dresser Drawers Off Track, Reset Breakers, Closet/Screen Doors Off Track, Tub/Sink Drains – Minor Clogs, Basic Guest Service Calls, Jumping Cars, Air in Tires, etc.

Refurbishment Department

- Assists Owners with remodels, furniture, flooring, artwork and more!
- Annual Inspections of Units Occur Spring through Fall
 - Minimum Score of 85 Required to be Included in the Rental Program
 - Items with a score of 0, 1, or 2 must be remedied in current year, 1 year or 2 years respectively
 - Upgrade Suggestions Included with Inspection Report
- Construction – Occurs During Spring and Fall Seasons
 - Beaver Run Managed Construction Agreement
 - Contact Rebecca Whitehead, Refurbishment Director, 970-453-8769
 - Owner Managed Construction Agreement
 - Contact Barb Martin, Executive Assistant, 970-453-8752



Homeowner Discounts

- Beaver Run Owner Discount Cards are Valid for:
 - On-Site Restaurants, Bars & Market - 25% Discount on Food and Beverage (Excluding Holiday Special Meals), 15% Discount on Groceries and Souvenirs
 - The Spa at Beaver Run – 25% off Spa Treatments and Massages
 - Breckenridge Sports
 - 10% Off Ski and Snowboard Rental
 - 10% Off Clothing and Accessories
 - Concierge & Business Center – Free Computer Usage, Faxes and Copies
- Lodging Discounts at OPMA Travel Circle Member Properties
 - Available to Owners in the Rental Program





Owner Parking

- Heated Parking in Garage Level 5 is Available for Homeowners During Their Stay or for Day Trips (Long Term Garage Use Not Allowed)
- Separate Entrance from Main Garage Levels 1 - 4
- Parking Permit Sticker or Parking Placard Required
- Owner's Room Key Allows Access to Owner's Garage

Homeowner Website

- hoa.beaverrun.com
- A Username and Password will be provided after closing date
- Valuable Information
 - Owner Statements
 - Board Meeting Minutes
 - Financials
 - Monthly Newsletters
 - Refurbishment Samples



Owner Accounting



- Homeowner Accountant – Jessica Anderson, 970-453-8723, janderson@beaverrun.com
- Monthly Statements Available on the 15th of the Following Month
 - Direct Deposit (EFT) Occurs on the 15th of the Month
- HOA Dues
 - Due by the 1st of the Month and a \$25 Late Fee is Incurred if Not Received by the 10th of the Month
 - ACH Dues Withdrawals Occur on the 1st of the Month

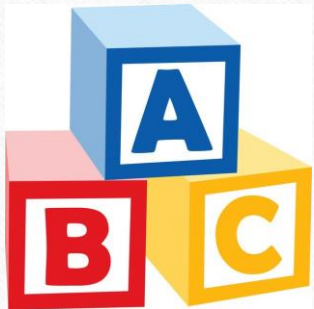
Important Forms

- Beaver Run Rental Agreement
- W-9
- Dues Automatic Payment & Direct Deposit – ACH/EFT
- Owner Reservations



BRICA – Beaver Run Interim Center Acquisition

- Homeowner Purchase of Conference Center and Main Building
 - Occurred in August 2010
 - Had to be a Homeowner to Invest in BRICA
 - Types of Shares
 - Class A Shares - Payment Received Annually at 7% Interest Rate
 - Class B Shares - Payment Received When Loan is Paid Off at 4.5 times original investment
 - Class C Share – When Loan is Paid Off the HOA Will Own the Conference Center and Main Building
 - Shares are Not Available to New Owners Unless the Original Investor Wants to Sell Their Shares When the Unit is Sold



Questions?

- Contact Sue O'Brien, Homeowner Relations Manager
 - 970-453-8774
 - 800-288-1282 ext. 8774
 - Sue@Beaverrun.com

