

Welcome to the Beaver Run Resort Family!

- **Beaver Run HOA Board Meeting Dates**

- July 6 – 8, 2018
- October 5 – 6, 2018
- November 30 – December 1, 2018
- January 25 – 26, 2019
- April 4 – 5, 2019

- **Annual HOA Meeting**

- April 5 – 6, 2019

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

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

- Three Year Contract Valid September 1, 2016 - August 31, 2019
- 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 = Average Daily Rate divided by Monthly Average Daily Rate times Average Daily Revenue
- Equalization Balance = Net Revenue + Owner's Equivalent Usage Rate + Previous Year Carryover
- The Equalization Balance is Used for Reservation Room Assignments

Owner & Guest of Owner Reservations

- 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) or Check Out (CO).
- Check Out Cleaning Fee Required
- Towel and Linen Replacement Only is Available
- Fees are Posted to the Monthly Statement as Owner Stay Transfer Fees
- Carpet Cleaning is Done Biannually in Both the Spring and Fall
- Upholstery Cleaning is Done Annually in Either the Spring or Fall

Maintenance

- Approved to Bill up to \$600
- Annual Unit Inspections
- 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.

Accounting

- Homeowner Accountant – Marie Davis, 970-453-8725
- 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

Refurbishment Department

- Annual Inspections of Units Occur Spring through Fall
 - Minimum Score of 85 to be Included in the Rental Program
 - Upgrade Suggestions Included with Inspection Report
- Construction – Occurs During Spring and Fall Seasons
 - Beaver Run Managed Construction Agreement
 - Contact Miki Jorgenson, Beaver Run Refurbishment Director, 970-453-8768
 - Owner Managed Construction Agreement
 - Contact Barb Martin, Executive Assistant, 970-453-8752

Homeowner Discounts

- Beaver Run Owner Discount Card
 - 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

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

Important Forms

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

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