



P.O. Box 1544, Sandpoint, Idaho 83864 // 208-255-1645

Members,

I hope this letter finds you well and ready for a great summer! As we discussed at the special meeting, here is a recap of where we are with the spa project. I'll take us all thru (by sequential order) on how we got here and where we stand at present:

1. At a duly called meeting April 8th, the membership approved the spa project and special assessment. The vote by unit was forty for the project, six against the project. The project was approved by a vote of over 50% of the total votes of the Association.
2. Over the last month we put out an eblast memo on the website communicating that updates will be put on the website regarding the project and site- specific particulars.
3. Working with Lydig Construction reviewing costs, performing value and cost reduction exercises, we secured an agreement for the 3 spa concept (owners top choice).
4. The entire cost breakdown and support documents can be found on the spa project page on our website ([whitepinelodge.us](http://whitepinelodge.us)). These documents cover:
  - A. Demolition and site cleanup and prep:
  - B. Rebuilding of the wall to current code:
  - C. Infrastructure costs to meet today's standard for spa equipment and ease of future maintenance of spas:
  - D. Installation costs and procurement of mechanical equipment (boilers etc.):
  - F. Project management costs:
  - G. Contingency costs:

We have a critical path to completion by December 15th, 2024. There are many moving parts, but we have both onsite oversight by Lydig and we have active Board involvement to oversee the project. Our managing agent will also help in this arena. The project is set to start June 20th.

Finally, the first round of invoicing will be sent June 25th. Our original forecast, as distributed at the special meeting, remains the same regarding the pro-forma of per unit costs. We are actively working with private entities and banks to finance for owners. This financing would be a unit owner relationship to these entities. We hope we will have more to follow on the success of finance options.

Please route any questions or concerns you have via the website ([Whitepinelodge.us](http://Whitepinelodge.us)). We will only post updates from here on out by the website so save the link and visit often! Our goal is to review all comments collectively as a Board and answer accordingly.

If you have immediate concerns, please contact our managing agent Tom Curtiss at 208-610-0798.

Allow me to give you a brief update on other items we are addressing this summer:

1. Staining the front side of the building
2. Replacement of Ice Machines
3. New carpet on lobby level
4. Painting of selected hallway corridors
5. Power washing all garages
6. New luggage carts
7. Blinds on the great room
8. The new Hot Tubs have been ordered –will arrive October

As you can see a lot is happening!

Warmest regards from the Board,

Kris Pereria, President