



Rimfire Lodge Homeowners Association
PO Box 382
Snowshoe, WV 26209
www.RimfirelodgheatSnowshoe.com

February 4, 2017

Dear Rimfire Lodge Homeowners,

IT IS SNOWING!!! The weather has been our friend for most of the winter so far! Snow is coming down and we may get up to 8" with this storm. WooHoo! Whether you are able to be on the slopes or you decided to stay home and watch the big game, I hope all is well with you and your family. Your HOA board has been hard at work and we are in the planning stages for the spring projects. We also have an election coming up for the Snowshoe Resort Community District (SRCD) board. We will fill you in on our recommendations. Just like always, we have the highlights below followed up by the details later on. If you haven't visited our website, please check it out at www.rimfirelodgheatSnowshoe.com. We store all of the documents we can get our hands on and keep all of the meeting minutes as well as these letters available to everyone on this website. And on to the summary below:

- Snowshoe Resort Community District election VERY IMPORTANT AND TIME SENSITIVE with the February 24th election
- Save the date for the Annual Rimfire Homeowners Meeting on August 4th during Treasure on the Mountain!
- Anybody interested in being on a committee to review the interior design of Rimfire?
- We are gearing up to repair and paint the west side of the South Building.
- In April, we are going to replace the cylinder of the elevator for the South Building
- We are pleased to tell you that our Snowshoe Property Management team has negotiated with CityNet to ensure that nobody has to pay for the converter boxes!
- We are working toward updating our video surveillance with a lot more and better cameras to improve our security!
- Brent Casto, Property Manager Assistant, is no longer with Snowshoe. We should have another person on board soon.
- Meredith McNeely, Property Manager, is working to review our by-laws and make recommendation for updating our 20-year-old documents bringing them into the present.
- We may have a third board member again in the next month or so.

We are working very hard to make Rimfire the premier resort lodge that it was meant to be. The changes are coming pretty quickly and are going to be going on for more than 10 years. It takes time, and a lot of money, but we are making every dollar go as far as possible. Thank you for all of the support we have been receiving. It really means a lot to us! On with the details!!

Snowshoe Resort Community District (SRCD) Election – As most of you are aware, both Jim Armbrust and I, Kevin Elvin, have been very active on the RAD Steering Committee. The RAD, now called the Snowshoe Resort Community District (SRCD) has been approved with two consecutive votes by the county commissioners. We are having an election on Saturday, February 24th. If you are not able to attend, you can send your proxy in either with your assigned votes or designate your proxy holder to vote for you. The county commissioners have provided an avenue to send your proxy to them if you are assigning your votes, but that does not have to be the case. Make sure you act soon as the mail is not exactly the fastest to Snowshoe, if you know what I mean... Both Jim Armbrust and I are attending the meeting. You can send your proxy to either of us if you so desire. We would be honored to hold your proxies! We do want to tell you what our recommendations are. You can also do your own research by looking at the www.snowshoerad.com website. There are questionnaires filled out by each of the eight current candidates. Both Jim and I have done extensive research and have a lot of combined working knowledge in business and industry. Although we don't always agree on everything, we strongly agree on our picks for the three homeowner board members we are supporting. The people we are supporting, Todd Smullen of West Ridge Road, Chris Monger of Top of the World, and Rick Vaughan of Powderidge, are very strong individual candidates that complement each other and will make great homeowner representatives. Todd Smullen is a successful business owner that is great at knowing what questions to ask and making the tough decisions. With three businesses, all profitable, he is a CEO that isn't afraid to take responsibility for his decisions. Chris Monger is on the board at Top of the World and has the experience dealing with financial difficulties and making the most of what is available. He has been involved with planning the long range projects as well. In his occupation, he is a manager involved in the IT world. That is obviously a very fast changing field since technology yesterday is already outdated today. Chris is also a business owner and knows what it takes to manage financial risk. Rick Vaughan has been an owner on the Mountain for longer than anybody I know! He is an actuary by occupation. For those that do not know what an actuary does, I have seen it defined as part super hero, part fortune teller, and part trusted advisor. An actuary manages risk and through the use of numbers and formulas predicts future outcomes. Rick was involved in consulting in the retirement funding field and is definitely a very experienced numbers guy. Rick has also been involved with the RAD since it was first discussed and is an active member of the Steering Committee.

For more information on these three candidates or for their contact information, you can look at www.snowshoerad.com/meet-the-candidates.

Attached to this letter is a copy of a proxy showing how we recommend you fill it out. Proxies can be submitted at the time of the meeting, by mail, or by email. You are more than welcome to email us with any questions. We will try to post the questions and answers on the www.snowshoerad.com website to ensure everybody will be able to see all responses as well as our own website of www.rimfirelodgeatsnowshoe.com. Sorry for the length of this part of the email, but this is very important!

Rimfire Annual HOA Meeting – Save the date of Saturday, August 4th for our annual meeting. The time and place is still to be announced, as we get closer. We will have a lot going on this year, as has been the case for several years. We are on the same day as Treasure on the Mountain. Go ahead and buy your ticket now since they sold out last year! Even if you don't win anything, if you don't walk away completely full from the great food, I don't know what is wrong with you! I probably eat close to a hundred dollars of food myself. You should also feel good that you are supporting a fabulous charity that gives more back to the community than any other I am aware of!

Rimfire Interior Design Committee? – We have upgraded the lighting and it is much better than ever before, however.... The imperfections and outdated scheme of our interior is now sorely apparent! We need a facelift. We are going to be utilizing an interior designer to get us started. Money is tight, but we have some available. We would really like to have some people step forward that are able to help pick some paint colors, carpets, interior finishes, and the like. We want to update the Hearth Room and lobby as well. If you would like to be considered for this committee that will answer to the board, send either myself, Jim, or both of us an email (addresses at the end of the letter) with your intent. Please include what talents you have that will make you an asset. Keep in mind that there may be a meeting or two that will probably need to be on site. We would try to make them during times that draw a lot of to the mountain like Homeowners weekend during Memorial Day weekend.

South Building West side Siding and Painting – This project will complete our west side and take care of overdue painting. We will be well on our way to having the exterior back in tiptop shape. The contractor is coming up with their schedule, but it looks like this will run from April through the middle of July at this point. With the weather at Snowshoe, don't be surprised if we run into August. We hope to have it done prior to the annual meeting!

South Building Elevator – Many of you felt the pain of the North Building elevator having to be taken out of service for almost three months. To protect us from that problem on the South Building, we are utilizing predictive maintenance and going ahead with the replacement of the hydraulic cylinder and installing a waterproof casing as we did with the North Building. This is currently being scheduled for the second and third week of April. We are going to have the cylinder made, shipped to the site, line up the drillers, and have everybody on site at one time to remove, drill, and reinstall in one continuous job. This will still cost us another approximately \$75,000, but there will be NO special assessment.

HDTV and CityNet – Kudos to Meredith McNeely, Property Manager, for negotiating with CityNet to get them to provide all of the converter boxes for free. We ended up with a lot of televisions requiring them including my three! I did not even think they would be an issue since I replaced the old CRT sets when Homeowner Services started pushing us to do so, but they were too old. Isn't technology changing fast?!?! Kind of sucks for me, but I surely do not want to switch out three perfectly good TV's! The picture is amazing even with the converter boxes! We are still trying to talk them into changing the radar for the weather to a place closer than 100 miles away. Stay tuned, we are working on it!

Upgrading Video Surveillance – Our video system is old, outdated, and just plain sucks. It was the best we could get and afford at the time. Well, time for a change! We are working with a local contractor that is very knowledgeable about current and emerging technologies. We are going to install cameras in

stages to gradually improve safety and security. We are hoping that just the fact that cameras will be installed will deter the vandalism we have had to deal with both in summer and winter. We are going to have the garage covered as well to protect us and our guests.

Brent Casto, Property Manager Assistant – Mr. Casto, “Doug”, is no longer with Snowshoe. They are working to provide another assistant as quickly as possible. I understand there may already be somebody Snowshoe is talking with at this time. We will let you know when we have an update.

By-Law Revisions and Updates – Meredith McNeely, Property Manager, is working to review our by-laws to recommend things to update them into the present as well as reduce our liability in several areas. One example is that a parking fee is paid by guests renting through Snowshoe, but not those through other rental management firms or VRBO. We will be determining how to charge those not paying to make this equal for all homeowners. The problem with these revisions is that we need a very high percentage of approval from all homeowners and not just those present at the meeting. Our last attempt for a minor change of allowing only homeowners to bring their pets, did not get nearly enough proxies. We will be barraging you with requests this summer to make this happen. Just letting you know what is going on!

Board Member Replacement – Amy Aubin, our former third board member, represented and voted the commercial interests. She left the company she worked for in Vermont to work in the construction field. She was an amazing asset to our board and continues to be sorely missed! The new owner of commercial interests, Imperium Blue, has evidently hired the person that will be filling Amy’s position. We are waiting for them to present this person for consideration of being on the Rimfire HOA board. As things change, we will keep you updated!

Very sincerely,

The Rimfire HOA Board – Kevin Elvin and Jim Armbrust

Attachment: Proxy example

CC: Kevin Elvin –President – Rimfire Lodge Executive Board- SUZandKEV@aol.com

Jim Armbrust – Vice President – Rimfire Lodge Executive Board – James.Armbrust@Comcast.net

Meredith McNeely – Property Manager-Snowshoe (304) 572-5712 –

mmcneely@snowshoemountain.com

Danielle Pingley – Building Manager, Rimfire (304) 572-5846 – dpingley@snowshoemountain.com

REVOCABLE PROXY

ELECTION OF REPRESENTATIVES FOR THE OWNERS OF RESIDENTIAL, IMPROVED REAL PROPERTY
LOCATED WITHIN THE SNOWSHOE RESORT COMMUNITY DISTRICT

(Please submit a separate proxy form for each individual parcel or unit of residential, improved real property owned by the undersigned.) KEVIN, ELVIN OR JIM ARMBRIST

The undersigned hereby appoints _____ with the full power of substitution, to act as proxy for the undersigned to vote to elect the three individuals checked below to the Board of Directors of the Snowshoe Resort Community District, representing the owners of residential, improved real property.

PLEASE MARK VOTES AS IN THIS EXAMPLE

ETHER OR ONE The proxy is authorized to vote on all candidates at his/her own discretion
OR
 The proxy is authorized to cast votes as instructed below (select up to three candidates)

- David Billings – Owner of the Corduroy Inn & Appalachia Kitchen, and of 93 South Westridge Road
- Mike Carpenter – Owner of 93 South Westridge Road
- David Dragan – Owner of a home and two unimproved lots in Old Spruce, and of Silver Creek 1221
- Sam Gibson – Owner of Rimfire Unit 148
- Chris Monger – Owner of Top of the World Units 304 and 305
- Keith Shaver – Owner of Silver Creek Units 2205 and 5311
- Todd Smullen – Owner of 107 North Westridge Road
- Rick Vaughan – Owner of Powderidge Unit 45

Signed: _____ Date: _____

Name: _____

Owner of Unit/Parcel: RIMFIRE

REVOCABLE PROXY INSTRUCTIONS

**ELECTION OF REPRESENTATIVES FOR THE OWNERS OF RESIDENTIAL, IMPROVED REAL PROPERTY
LOCATED WITHIN THE SNOWSHOE RESORT COMMUNITY DISTRICT**

The Snowshoe Resort Area District will hold its initial elections for the Board of Directors on February 24th, 2018 at 1:00PM in the Black Bear Meeting Rooms located in the Mountain Lodge Conference Center at Snowshoe Mountain. All owners of residential, improved real property located within the District are invited to attend and vote for the board representatives of residential, improved real property located within the District. The owners of each parcel or unit of real property are entitled to one vote for each of the three seats available to representatives of residential, improved property located within the District, irrespective of the number of owners of the parcel or unit. Fractional voting will not be permitted. The vote pertaining to a parcel or unit shall be cast in accordance with the direction of the person or persons holding the majority interest in the parcel or unit, and in the event there is no majority, the vote shall be forfeited. Votes shall be cast by written ballot at the meeting; but all owners of property may assign their vote to a proxy to vote on their behalf. If you wish to appoint a proxy, you may do so by completing the form printed on the reverse of this notice. Completed proxies may be presented at the time of the meeting, or submitted by mail or by e-mail to:

Snowshoe Resort Community District
Attn: Ruth Bachman
PO Box 10
Snowshoe, WV 26209

Or at: rbachman@snowshoemountain.com; with "SRCD Proxy" in the subject header.

In appointing a proxy, you may direct the proxy to vote once each for up to three candidates selected from the candidates listed on the proxy form (all of whom have been officially nominated as of the date of this mailing); or you may grant your assigned proxy the right to vote at his or her discretion at the time of the election.

For more information on the candidates, visit www.snowshoerad.com/meet-the-candidates.