



Dear Glenwood Plaza Condominiums Owner,

As you may know the Association is looking to begin a necessary exterior refurbishment project. The Board has been working on the scope of work and design for 2 years now. We are at the point of needing Owner support to fund this project and get it scheduled. The Board is unanimously aligned in support of this project along with owners that attended the annual meeting.

To date summary: the architect has developed a conceptual scope of what the building façade project will look like along with the materials which will be used. In consultation with multiple contractors outlining the best cost-effective materials and efficiencies around labor have contributed to establishing a workable budget of \$47k per unit.

Once owner approval is secured the architect will finalize the construction documents and those documents will be sent out for bids to secure final pricing, along with a schedule and a contract for services. The final pricing will not exceed \$47k per unit. Due to the volatility in the pricing market time is of the essence. There is contingency built into the \$47k and options to redefine the scope of materials should there be insurmountable cost escalations in certain aspects of the project.

The Board is committed to a one-time special assessment of \$47k. If the delays and cost escalations far exceed the anticipated budget the Board may decide to return the \$47k per unit and redesign at a future time. While this is not anticipated it is a worst-case scenario representing fiscal responsibility to the membership. The Board wants your support and will not compromise your trust in managing this important project.

As previously outlined, the building is at risk of losing insurability or be subject to excessive insurance premiums due to the current materials on the building. The curb appeal has greatly deteriorated and is no longer supporting property values. Costs continue to escalate, and timing is critical for our return on investment.

Please send your support for this project so we can make the necessary repairs and have a building we can all be proud to own. In an effort to move forward with this project in a timely manner, we are requesting your approval votes by Monday, June 30th, 2025.

To cast your vote please call Paul Tomashosky (IMM) at 970-930-6341 or email at paul.tomashosky@integratedmtn.com.

Thank you in advance for your support of this project.
Respectfully,

Glenwood Plaza
Board of Directors





For you to review, here are some pictures of the proposed project.

Architect's Rendering of the Building Exterior



ELEVATING CUSTOMER SUCCESS

Aspen/Snowmass

Basalt/Willits

Carbondale

Glenwood Springs

New Castle

Silt

Rifle

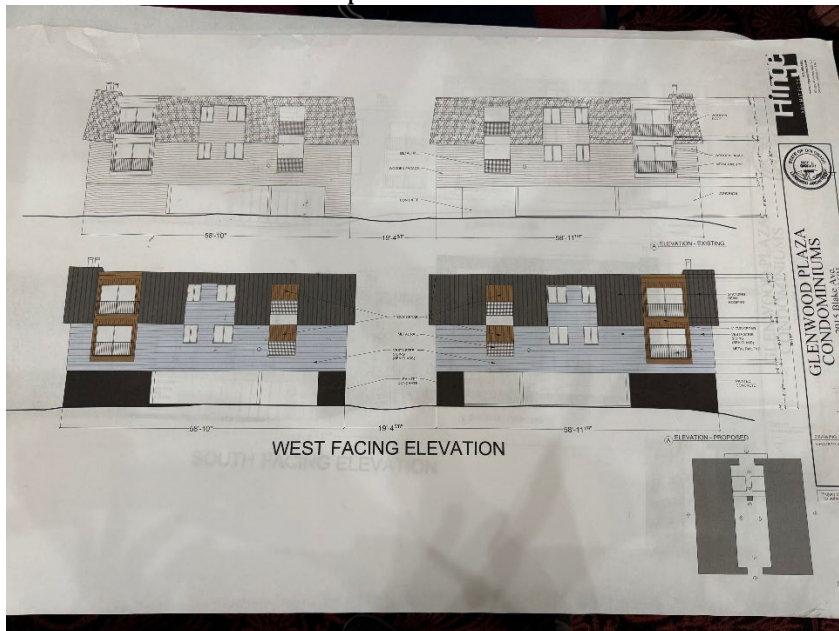
Parachute



Materials and Color Scheme



Architect's Technical Proposal





Color Scheme on a Different Building to Show Contrasts and Highlights



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