

Collins Lake Resort – A Condominium Chalet Phase

Homeowners Association
Government Camp Loop Road
PO Box 250
Government Camp, OR 97028

November 13, 2009

RE: Questions Regarding Rental of Units to Contractor

Dear Homeowners:

As you may be aware, there was a question raised at our last meeting that the repair contractor rented some of the condominium units from individual homeowners, including HOA Board members during the construction period at the resort. As I said at the time, your HOA Board had no official involvement in the rental process, and therefore, is not involved in this issue.

As a follow-up to this statement, I asked the HOA's lawyer, Pete Viteznik, to look into the issue and review the HOA's bylaws. Pete reported back to me that because the HOA Board was not officially involved in the process of controlling or renting the units, he does not believe that it would be proper for the HOA Board to take any action at this time. All units were turned over to the repair contractor for their care, custody and control during the course of construction.

For the record, I did not rent my unit to LBC. Some members of the HOA Board along with others, were contacted by the repair contractor and asked to rent their units which I believe some did.

I trust that this puts an end to this issue. However, Pete has also offered to respond to any inquires that individual homeowners may have regarding this issue, at no charge to the HOA. Therefore, if you have any further questions please feel free to contact Pete directly at pviteznik@kilmerlaw.com or by phone at 503-224-0055.

Sincerely,

Burke Rice, President
Collins Lake HOA