



Annual Meeting

The Annual Meeting of Owners has been scheduled for Saturday, December 5th at 3:00 PM in the Burgess Creek conference room in the Steamboat Grand. On the evening of December 4th there will be a reception for owners held in the owners lounge from 5:00 to 7:00.

In prior years the Annual Meeting was held in October, but the Board has amended the Bylaws to allow the meeting to be held during ski season. The Association's fiscal year used to run from May 1 through April 30, but as part of changing the Bylaws the fiscal year now matches the calendar year, which matches most people's tax year. This change requires new budgets that are based on the calendar year. The new budgets will be presented for ratification by the owners at the Annual Meeting.

In prior years the Budget Ratification meeting was held in April. So rather than having two general membership meetings a year, we will now have a combined Annual Meeting and Budget Ratification Meeting held in early December. This will save the Association a little money and hopefully, having the meeting during ski season will encourage more owners to attend.

Another agenda item for the meeting will be the election of members of the Executive Board. There are seven members with staggered three year terms. This year three seats are up for election. All three incumbents are standing for re-election. Ron Belin has been on the Board since the developer first opened seats to the general membership. David Zedeck and Joe Fogliano were elected after the developer sold out the residential inventory. Any residential owner can nominate someone and the nomination must be seconded by another residential owner.

For more information visit:

www.steamboatgrand.info

Communication

This newsletter is produced to improve communications between the Board, the Management Team and the Owners.

Ski Storage

The Amenities Committee has been working hard over the last few years on improving the Grand Ski Storage Area. One of the main objectives was to move the rental equipment that was stored there to a commercial space in the Steamboat Grand. This was completed and has helped with increasing the amount of storage available; however, there is still a storage issue. What we started to do 2 years ago was mark all of the equipment in the storage area at the beginning of the season. The plan behind this was that any piece of equipment that would not be touched for 2 years would be moved to a storage area at the Steamboat Grand. We would then hold that equipment for an additional 2 years and then either donate or dispose of the unclaimed items. This will be our first year of moving equipment to the Steamboat Grand

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Taking Care of Business:

Cathryn Wolfert

I grew up in northeastern Pennsylvania, also known as the "Poconos", a recreational tourist destination on the east coast. I attended Drexel University in Philadelphia, PA and graduated with a B.S. in Business Administration & Accounting in 1995. After working in the corporate world for a few years, I had a desire for the western lifestyle and journeyed out to Bend, Oregon for 5 years. While living in the Pacific Northwest,

I explored the grandeur of the Cascade mountains, and worked as the business manager for an outdoor therapeutic/behavioral intervention program for teens called Sagewalk.

In the summer of 2002, I moved to the Yampa Valley with my boyfriend, Max, who was born in Steamboat and wanted to come back to his roots. During my first two summers, I worked as a seasonal trails/wilderness ranger for the US Forest Service in the Flattops wilderness, which I still do part-time on the weekends every summer.

During my first winter at the Grand in 2002, I worked in the hotel accounting department. You may remember me from 2003-2004, as I performed the owner accounting functions, sending out monthly owner rental income statements and collecting HOA dues. Soon after, I was promoted to the Front Desk manager of the Steamboat Grand for the next year and a half.

When the company was purchased by Intrawest in 2007, I was given the opportunity to start up our onsite hotel reservations department, since our reservations department previously operated from the Canyons in Park City, UT. I am currently responsible for overseeing the reservations department as well as yield management for the hotel, which involves the development of pricing strategies, packages and discounts, distribution channel management (like Expedia, etc.), as well as reporting and forecasting for all room revenue-related market segments. My primary focus is to optimize room night occupancy and revenue for the Steamboat Grand, while remaining competitive in the Steamboat marketplace. My reservations sales team consists of 5 staff members, and we are located behind the Front Desk. I am proud to be a member of the Steamboat Grand executive team.

My passions include biking, hiking, backpacking and skiing in the brilliant sunshine and bluebird days that we are so often blessed with in beautiful Steamboat Springs.

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and to give you an idea of the magnitude, we are looking at removing approximately 40 sets of skis and boots.

The reasoning behind this is the Grand Ski Storage is one of the Associations largest assets and needs to be kept available for use by all residential owners of the Steamboat Grand. At this time we are also requesting, out of respect for your fellow owners, that you limit the amount of equipment stored in the ski storage to the number of people your condo sleeps or less. The slots for ski equipment are assigned by the employees of the Grand Ski Storage on a first come first serve basis.

In order for adequate the Ski Storage capacity to be available for all owners, either year round or for their one stay during ski season, we ask that only owners, their immediate family (parents and children) and registered guests of the Steamboat Grand store their equipment there. Unfortunately due to the limited space at the Grand Ski Storage we cannot extend this wonderful benefit to others. The Grand Ski Storage will open on November 25, 2009 and close on April 11, 2010. Owners will be able to start bringing their equipment on a first come first serve basis starting on November 25, 2009. Access to the storage is not available until that date. When you bring your equipment to the Grand Ski Storage you are asked to mark all pieces with your name and unit number. This will better help us identify your equipment.

We appreciate you helping the Amenities Committee continue to provide this great benefit to you, the owners.

Correspondence for the Board:

You can send any correspondence for Board Members to:

**Executive Board of Directors
Steamboat Grand
2300 Mt. Werner Circle
Steamboat Springs, CO 80487**

We will photocopy your comments and forward them to all Board Members. If you mark the envelope "CONFIDENTIAL" we will hand deliver it to the President of the Board.

Amended Bylaws

As mentioned on page 1, the Executive Board has recently amended the Association's Bylaws. Probably the most significant change was adopting a calendar year accounting system, that will be more familiar to most owners than the fiscal year previously used.

The amended Bylaws give the Board more flexibility in setting the date of the Annual Meeting. That allowed the Annual Meeting and the Budget Ratification Meeting to be combined and to be held during ski season.

Definitions of Quarter Share Estate and Alternating Quarter Share Estate (AQSE or Eighth Shares) were added to the Bylaws, based on the definition in the Association's Declaration. This makes it easier to read the Bylaws without having to cross reference another document.

Wording to allow the Board more flexibility in conducting business without formal Executive Board meetings was added, as allowed by Colorado statute. Wording was also added to clarify that the Officers of the Association can delegate certain responsibilities to managing agents, such as SSRC and AAAA. Some wording was deleted that had imposed unnecessary expenses by requiring written communications with all owners that the Board felt most owners would not want.

Confusing wording regarding the nomination for Board elections and reserve funds were clarified. There were also a few housekeeping items intended to make the document easier to read.

The new Amended Bylaws are available to all owners upon request. Unfortunately, because we were not able to locate an electronic copy of the original Bylaws, and it would be expensive to have someone retype a certifiable copy of the original, we do not have a red lined version that shows all the changes. There is an index to the changes, making it possible to compare specific wording in the two documents.

Upcoming Events

Nov 6 – First Friday Artwalk

Nov 25 – Opening Day & Scholarship Day

Nov 27 – Community Tree Lighting

Dec 4 – First Friday Artwalk

Dec 4 – HOA Welcome Reception

Dec 5 – HOA Annual Meeting

Dec 19 – Start of Owner's Apres Ski

Dec 22 – Bud Light Rocks the Boat Free Concert

Dec 31 – New Year's Eve Torchlight Parade & Fireworks

Jan 4-9 – 11th Annual Musicfest

Jan 9-12 – Ski Jam VII

Jan 19 – 36th Annual Bud Light Cowboy Downhill

Après Ski & First Tracks

Après Ski and First Tracks are returning for the 2009/2010 ski season. Après Ski will be held on Saturdays, Tuesdays, and Thursdays from 3:30-5pm in the hotel owner's lounge. It includes complimentary snacks provided by the Association and drinks for cost to the individuals.

Après Ski will start on Saturday December 19, 2009 and end on Saturday April 3, 2010. First Tracks will be held on Sunday, Wednesday, and Friday mornings for owners. An owner is allowed to attend once a week and would need to book their space 72 hours prior to their date of participation with Stacy Huffman. First Tracks is currently scheduled to start on December 18, 2009 (weather permitting).

If you have any questions please visit www.steamboatgrand.info or contact Stacy at shuffman@steamboat.com.

Other Owner Benefits:

10% discount on Food & Beverage at SSRC operated facilities

20% discount on rental equipment at SSRC operated facilities

15% discount on retail items at SSRC operated facilities

25% discount on group ski or snowboard lessons

15% discount on Grand Spa services and retail

Restrictions may apply. Please visit www.steamboatgrand.info for more information