



## Bike Town USA®

The BIKE TOWN USA trademark, which is owned by Steamboat Springs Chamber-Resort Association, is the focal point of an initiative to increase tourism in Steamboat during spring, summer and fall. In addition to the Chamber the initiative is also supported by the Steamboat Springs Economic Development Council, the City of Steamboat Springs, Routt County, Steamboat Ski and Resort Corporation, Colorado Division of Wildlife, U.S. Forest Service, Bureau of Land Management, and Routt County Riders, a non-profit 501(c)(3).

Steamboat locals have always been avid bikers, with many events including the bi-weekly Town Challenge mountain bike races. The big state-wide bike tours, like Bicycle Tour of Colorado and Ride the Rockies, have frequently used Steamboat as a rest stop, and Steamboat Ski & Resort Corp has been offering lift serviced mountain biking for many years. Miles and miles of forest service roads wind through our county, providing moderate riding opportunities in a spectacular setting. The BIKE TOWN USA initiative is bringing all of these resources together to make Steamboat a premier destination in the ever growing eco-tourism market.

The first edition of the Steamboat Springs Bike Guide was published this spring, offering trail guides and tips for riders of all abilities. Compiling this information is an ambitious and ongoing task. Another part of the initiative is improving safety for road bikers, including identifying family friendly bike routes and even the safest routes for kids to bike to school. Steamboat Ski & Resort Corp is hoping to leverage their on-mountain assets by adding more trails, including Downhill and Freeride trails. All of these efforts will make Steamboat a premier biking destination. For more information please visit: <http://routtcountyriders.org/> or <http://www.steamboatbiketown.com/>

### Communication

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

## Hotel Trends

The summer at the Grand is off to a fast start with sports teams descending upon us on Memorial Day weekend – giving us some good momentum going forward. Most weekends will have good occupancy leaving the early to mid week time frames available to fill. The car rally groups of Mustangs (June 9-12) and Ford Falcons (July 13-17) will drive some great business and the Bicycle tours (Ride the Rockies, USA Pro Cycling Challenge) will bring strong occupancy as well. The Steamboat Grand is also host to a unique group of scientists who will be staying with us from Sunday to Friday for 7 weeks. With all this group business, we also will

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## Cabin Restaurant Remodel



As part of its ongoing commitment to the Steamboat Grand, Steamboat Ski & Resort Corp has renovated the Cabin restaurant. The entry way now faces the front desk, to be more visible and inviting to everyone who checks in. The maitre de station and coat room has been replaced with an open, relaxed bar and casual dining area. The main dining area will be visually similar to the way it was, but the menu has been updated to appeal to a broader cross section of guests.

The food and beverage operation at the Grand is a tremendous asset and adds value to the residential real estate. Owners receive a 15% discount on food, so stop in and check out the new Cabin, support the F&B team, and support your property values!

## Hotel Trends *cont'd from page 1*

host 34 weddings, Triple Crown baseball, financial incentive retreats, Casting for the Cure, Steamboat Institute, and finally the Harvard Alumni Club.

As we strive to drive solid occupancy, we also are keenly aware that our pricing is still in a recovery mode from the benchmark years of 2007-2008. Our rate strategy is governed by our competitive set (Steamboat, Breckenridge, Keystone, Park City etc.). We are adjusting our leisure market rates up as the market allows. With the expenses of the Grand being ever present, we recognize that it is in the best interest of our owners and ourselves to strive to improve our financial performance to you.



Mike Lomas is a member of the HOA Executive Board and VP & General Manager of Ski Corp's lodging operation at the Grand.

## Governing Documents

The Steamboat Grand Resort Hotel Condominium Association is governed by a hierarchy of legal documents. As you move down the hierarchy, the next level can enhance, but not contradict a higher level. Federal law and court decisions are at the top of the list. Colorado general statutes and non-profit statutes are next in line, followed by local statutes. The Association does not have any control over any of these documents.

The Condominium Declaration was written by the Declarant (developer) and recorded with the Routt county Clerk before any units were sold. This document describes the rights and responsibilities of everyone who subsequently chooses to purchase a unit. It protects owners from unfair treatment by the Association, and conversely, protects the Association of owners from unreasonable behavior from a single owner. This document can be amended, but doing so requires a two thirds super majority of all owners to vote affirmatively for the change. This requirement is intended to preserve the status quo, although there have been successful amendments in the past.

The Bylaws describe how the Association will conduct business, such as organizing and holding meetings, electing Directors and Officers, etc. Many of the provisions in the Bylaws can be amended by the Executive Board, for the purposes of making the business run more smoothly. We recently changed the dates for budget ratification meetings, combining those with the general membership meeting where Directors are elected. The Bylaws also empower the Board to fill Board vacancies without the need to hold an interim general membership meeting. This provision will be used at the August Executive Board meeting to officially vote in a new Board Member to fill a Board vacancy.

## New Executive Board Member

David Zedeck stepped down from the Board in April after selling his unit. He joined the Board when the developer turned over control of the property to the owners. David's knowledge and expertise was invaluable during the transition to owner control, and we all owe him a big thank you!

Keith Stephens was selected by the Board to fill David's term through 2012. Keith lives in Virginia and has owned his 2 eighth shares since 2006. He has extensive experience in the development, acquisition, financing and sales of hotels. We appreciate him volunteering to be on the Board.

For more information please go to [www.steamboatgrand.info](http://www.steamboatgrand.info)

### 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.

## Upcoming Events

- All Summer** - Strings Music Festival
- Jul 1** – Free Concert: Electric Hot Tuna
- Jul 1-4** – 108th Cowboys' Roundup Days
- Jul 4** – Independence Day Fireworks @ Howelsen
- Jul 8-9** – Pro Rodeo every Fri & Sat PM
- Jul 9** – Hot Air Balloon Rodeo
- Jul 14** – Free Concert: Grace Potter & The Nocturnals
- Jul 15-16** – Pro Rodeo every Fri & Sat PM
- Jul 16-17** – Tour de Steamboat Bike Races
- Jul 22** – Free Concert: Freddy Jones Band
- Jul 22-23** – Pro Rodeo every Fri & Sat PM
- Jul 24** - Classic Car Show on Yampa Ave
- Jul 29-30** – Pro Rodeo every Fri & Sat PM
- Aug 4-7** – Steamboat Wine Festival
- Aug 5-6** – Pro Rodeo every Fri & Sat PM
- Aug 5-7** – Ride For Yellow cancer fundraising rides
- Aug 12-13** – Pro Rodeo every Fri & Sat PM
- Aug 18-21** – Steamboat All Arts Festival
- Aug 18-21** – Routt County Fair
- Aug 19-20** – Pro Rodeo every Fri & Sat PM
- Aug 26-27** – USA Pro Cycling Challenge
- Aug 28** – Steamboat Triathlon
- Sep 3-4** – Wild West Air Fest
- Sep 16-18** – Steamboat OcoberWest