

## Steamboat Grand Honored by Orbitz

The Steamboat Grand was honored as one of Orbitz 2010 Best In Stay Hotels in North America. Fifty top-rated hotels from the United States, Canada and Mexico were recognized based on reviews by Orbitz guests. “We are honored that our customers recognize The Steamboat Grand as one of the elite lodging properties in North America,” said Michael Lomas, vice president and general manager of The Steamboat Grand. “This honor is a reflection of the dedication, exceptional service levels and experience of each and every employee at the hotel.” The Steamboat Grand was just one of seven ski destinations in North America to be singled out by Orbitz customers. The recognized hotels were selected based on overall scores which included amenities, maintenance, hotel staff, room comfort, location and value. Only customers who have booked a trip and stayed at the Steam-

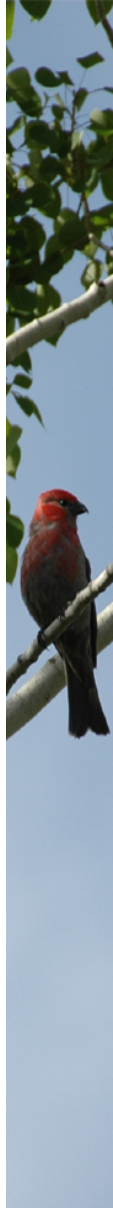
boat Grand were eligible to submit scores. “Receiving high scores from guests who have spent time in The Steamboat Grand shows the cumulative effort of the entire Steamboat Springs community,” continued Lomas. “It’s the total vacation experience that Steamboat provides, including all aspects of our community, which sets us apart. The Steamboat Grand carries on the values of the town with genuine friendliness and the highest expectation for quality, which leaves our guests with a unique experience they are enthusiastic about sharing with others.” Other ski destinations singled out for Best in Stay recognition by Orbitz include The Gant in Aspen, The Pines Lodge in Beaver Creek, Vail Cascade Resort in Vail, Mountain Thunder Lodge in Breckenridge, Nita Lake Lodge in Whistler and The Wyoming Inn of Jackson in Jackson Hole.

### Communication

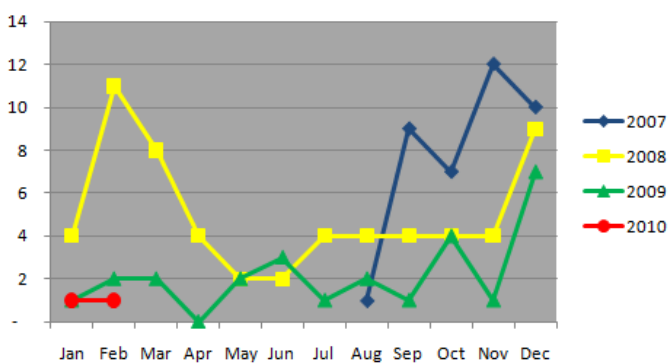
This newsletter is produced to improve communications between the Board, the Management Team and the Owners.

### Recession Update

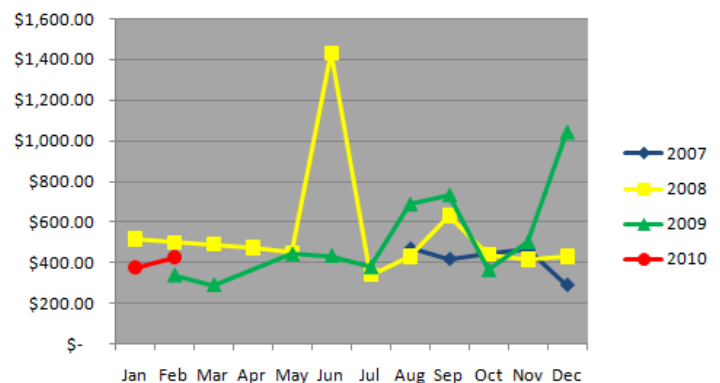
Although the final figures for this ski season are not in yet, generally speaking occupancy was down a little, and average daily rates were down a lot. It appears that people are still willing to travel if they can get a good deal, and it’s definitely a buyers market. This has squeezed profit margins at the rental management companies and sales taxes for the city, county and state. The opposite seems to be true for real estate at the Grand. Price per square foot is holding up relatively well, although there are fewer sales. The lack of financing for vacation homes is helping because many people buying quarter and eighth shares are willing to pay cash. March figures aren’t final as of press time, but through March 16th there have been 5 sales, much better than last year.



Stmbt Grand Unit Sales



Stmbt Grand Unit Sales \$/SqFt



### **If you own multiple fractions ...**

The Board has approved a policy that will allow owners with more than one account (fractional share) to opt in to comingling the funds from the accounts. If these owners have rental income transferred to their Association accounts, it is possible that they will have a credit balance on one account and a balance due on another. Late fees are automatically assessed on the balance due at the end of the month.

The primary reason not to do this is the IRS rules on passive real estate investment losses. Generally, an owner cannot deduct an operating loss on an investment like the Grand. Cumulative losses can be offset against any capital gains when the unit is sold, which is why comingling funds from multiple units may be a bad idea. Please consult your tax advisor before deciding about this option.

For owners who opt in to this program, the transfer will happen at the beginning of the quarter and will be shown on the quarterly billing statement along with the dues. Subsequent rental transfers will not be addressed until the beginning of the next quarterly cycle, and once funds are transferred between accounts they will not be transferred back.

Another option to consider is to have Ski Corp automatically deposit your rental income into a savings account each month. This same savings account can be debited for the quarterly dues. If you own multiple fractions the accounting will be segregated on each billing statement, but the rental income will be pooled in your savings account, and you will earn interest on any surplus. There is no guarantee that rental income will be sufficient to cover the dues, so you will still have to monitor the savings account balance.

### **Owner's Website**

The owner's website is [www.steamboatgrand.info](http://www.steamboatgrand.info), and contains updates from the Board, condominium documents, minutes, owner usage calendars, Space Available dates, and much more information. Please take some time to look over the website and let us know if you have any questions or suggestions. If an owner is interested in trading weeks the website is [www.primaryservices.com/steamboat](http://www.primaryservices.com/steamboat).

### **Pool & Hot Tub Closure**

The Steamboat Grand Pool and Hot Tubs will be closed for routine maintenance starting on April 30<sup>th</sup> and are projected to reopen on May 14<sup>th</sup>.

### **Congratulations Stacy ...**

During the 102nd Steamboat Springs Chamber Resort Association's annual meeting, Stacy Huffman, our Director of Owner Relations, was presented with the inaugural Young Professional of the Year award. The award is affiliated with the Young Professionals Network, which formed last year and has more than 100 members. Huffman has been a member since the network's inception and recently was selected to serve as vice chairwoman of its board. The Young Professionals Network of Steamboat Springs is a community development program of the Steamboat Springs Chamber Resort Association committed to cultivating a community of young professionals by providing an outlet to build partnerships through professional development, philanthropic involvement and cultural, recreational and social opportunities.

## **Upcoming Events**

- Apr 2** – Steamboat Olympians Welcome Home Celebration
- Apr 3** – Free Concert: Dirty Heads
- Apr 10** – 30th Cardboard Classic
- Apr 11** – Free Concert: Donavon Frankenreiter
- Apr 11** – Ski Mtn Closing Day
- May 7** – First Friday Artwalk
- May 24** – Memorial Day
- May 31** – 30th Annual Yampa River Fest
- Jun 4** – First Friday Artwalk
- Jun 6** – 29th Annual Steamboat Marathon, Half Marathon and 10K
- Jun 17-19** – Mustang Roundup

### **Correspondence for the Board:**

You can send any correspondence for Board Members to:

**Executive Board of Directors  
Steamboat Grand  
2300 Mt. Werner Circle  
Steamboat Spgs, 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.

### **Automatic Payment Plans Changed**

For owners who have signed up to either have their bank account automatically debit for their quarterly dues, or do have their credit card charged, the processing date for those transactions has been moved up to the 15<sup>th</sup> of the month. The credit card program in particular is very time consuming to manage. Moving the processing date up will spread the workload out more evenly, allowing more time for the preparation of monthly financial statements, which are due on the 20<sup>th</sup>. It will also allow more time for owners whose credit cards were declined to remedy the situation before late fees are assessed.