

Beaver Bench A Homeowners:

Today, we have been informed by the Fire Marshals that the fire alarm system is functioning, thus the on-site security / fire watch will stop being on-property tonight, 9/19/18, at 7pm. All the units have functioning locks; most keys have been released from CPR to individual owners. Please remember to lock your doors when your unit is unoccupied.

We will continue to update you as any new information becomes available.

Thank you,

Vail Management Company

2018.09.17

Dear Beaver Bench,

This week CPR will start the demo of the 6 heavily damaged units. After that is complete the adjustors (including Troy on behalf of the Association), building consultants, and engineers will determine the scope of repairs necessary.

It was incorrectly stated that the cause of fire was determined end of business 9/13. As our update has previously explained the many fire investigators and fire marshals conducted their investigation. The final reports will not be completed for multiple weeks if not months is what the head Fire investigator Todd Hedglin has explained to us.

The fire alarm company has the alarm system back up and functioning as of Friday evening. There was also some concern about there being holes cut in the roof, those holes were covered up by CPR the first day they were on site at Beaver Bench.

We will continue to send updates out as we have more information.

Thank you,

Vail Management Company

2018.09.11

Beaver Bench Owner Update

Today, representatives of Vail Management Company spoke with Chris Watson of Colorado Premier Restoration (CPR) and can update you with the following information:

The cleaning of seven of the eight least-damaged units is complete, and upon receipt of the owners' signature, have been released. Cleaning and restoration work is continuing on the remainder of the damaged units. As the cleaning and restoration is completed, CPR will contact the owners of those units, and/or their insurance representatives, to obtain their signature on the release form, and CPR will then release keys for occupancy. Keys will not be released for any units which have not been cleaned / restored by either CPR, or the company designated by the owners' insurance agent. As previously stated, those owners who wish to use a different company for the cleaning and restoration of their property should have their agent and/or restoration company contact CPR for access.

Access to units still in the cleaning / restoration phase is available to owners, tenants, or authorized personnel for retrieval of personal property this **Thursday, 9/13/18, from 8am – 11am**. It is also available next week, **Monday 9/17/18 – Friday 9/21/18 during business hours, 8am – 5pm**. Please call CPR in advance to assure someone will be available on-site with keys to those units.

As part of the cleaning process, CPR has turned on the heat in some units. It is temporary, and part of the normal cleaning process. The removal of insulation from the attic and crawl spaces is continuing and will be complete by the end of the day tomorrow, Wednesday 9/12/18.

On Thursday, 9/13/18, CPR will be touring the A building with a joint team of fire investigators from several insurance companies, and they will also be meeting with several insurance adjustors at that time. Interested insurance inspectors should contact the lead fire investigator, Todd Hedglin of IRIS Fire Investigations (303-840-4705), to be included if they have not already. After the investigation is complete, there will be additional meetings with the building engineers, building consultant, and others regarding the repair and replacement of the fire alarm system, and rebuilding the units which require it.

We will continue to provide updates as we receive any new information. Thank you again for your continued patience and understanding during the difficult and prolonged process of getting your lives and property back to normal.

Vail Management Company

9/6/2018

Beaver Bench A Owners,

Here is an update as of 3pm on Thursday 9/6/18.

Vail Management Company representatives spoke with Chris Weston of CPR (Colorado Premier Restoration) this afternoon. We are still waiting on a final response from Philadelphia Insurance, but Robert Williams, the adjustor for Philadelphia, believes we will stay on the same course of action for restoration.

The removal of the insulation is proceeding, but is taking longer than expected due to the large amount of blown insulation they are encountering in the attic and crawl spaces. This is a dusty process and requires trucks and dumpsters to remain in front of the building. They expect that all insulation will be removed by Wednesday, 9/12/18.

CPR has finished cleaning the least-affected units, and can release those units for occupancy on Sunday, 9/9/18, between 10am – 4pm. Those units are: **1, 8, 9, 10, 11, 20, 21, 22**. If an owner of one of these units desires access earlier than Sunday, then they should contact Chris at CPR directly, his number is 303-880-5074.

The other units that were more affected by the fire, but will not need to be completely “gutted”, will continue to be worked on. Owners of those units will have access to remove any items they do not wish to be cleaned by CPR on **Sunday, 9/9/18, between 10am and 4pm**. Jared from CPR will be on-site with keys to the new locked doors. If any owner of these partially-damaged units wishes to use a different restoration company, they should make those wishes known to CPR and to Vail Management Company as soon as possible.

The access to the units most damaged by fire, units 5, 15, 16, 17, will remain off-limits for the foreseeable future.

There will be a joint fire investigation by all fire investigators on Thursday 9/13/18. Any fire investigators for all the insurance companies will or have reached out to Todd Hedglin, the Lead investigator for the scene. The Fire report is not completed for the scene and anyone needing a preliminary report for insurance reasons can have their insurance company reach out to Todd. His contact is 877-745-4747

As Vail Management works for the owners please forward any of our correspondence to your tenants to keep them up to date on updates.

Thank you for your continued patience and understanding through this complicated and emotional process,

Vail Management Company

9/4/2018

Beaver Bench Owners,

As you should know we are having a meeting at Beaver Bench today at 5:00. This email will come up most of what we will be going over for those who cannot make it.

Please keep in mind that we have 22 owners in A building, we then have 22 insurance companies, about half have tenants, many tenants have their own insurance companies, then we have separate fire investigators for many of these insurances, then we have all the local departments that need to be involved in one capacity or another. This brings the total to well over 70 people who are reaching out to us.

It is the intent of CPR (Colorado Premier Restoration) to release some units by the end of this week. These are the units that were least affected by the fire and were able to get ready for occupancy first.

Those units are: 1, 8, 9, 10, 11, 20, 21, 22

There will be a fire investigation by all fire investigators sometime next week. Any fire investigators for all the insurance companies will or have reached out to Todd Hedglin the Lead investigator for the scene. The Fire report is not completed for the scene and anyone needing a preliminary report for insurance reasons can have their insurance company reach out to Todd. His contact is 877-745-4747

The other units that were more affected by the fire but will not need to be completely "gutted" will be worked on and then a schedule for their releasing will be discussed on Friday once we have more information.

There are some units that are being handle by individual insurance companies. In these cases those companies will be the only ones allowed to contact and schedule times to access the units with CPR.

Anyone wishing to go into a unit, whether an owner, tenant, or insurance representative will need to contact CPR and get an appointment for access. Their contact is 303-880-5074. As Vail Management works for the owners please forward any of our correspondence to your tenants to keep them up to date on updates.

Thank you for your continued understanding through a very complicated and emotional process,

Vail Management Company

8/31/2018

Beaver Bench A Homeowners,

To follow up from our previous email attached are the asbestos results we received. We had a meeting on site today with multiple parties to further evaluate the building, there are still some questions that we need answers to before we can give a timeline of when we can start releasing some of the units. To reiterate from the previous email there will be no access to the building until Tuesday 9/4. We will be having a meeting Tuesday at 5pm at Beaver Bench to discuss the process moving forward.

Again this information is subject to change we are hoping to have more answers for everyone Tuesday afternoon.

Thank you,

Vail Management Company

8/30/2018

Beaver Bench A Homeowners,

We were just informed that all the asbestos testing came back negative. There were 109 samples taken from the A building and these all came back negative. Colorado Premier Restoration (C.P.R.) said not every unit was tested, only the units that had damage caused by the fire (damage means actual fire damage and/or bubbles in the drywall due to water or heat) as it is standard practice to only test where asbestos was burnt or exposed. We are working to get a copy of these test results that we can share with you all. Now that the results have come back as negative, C.P.R. will begin their restoration and cleaning of each unit. Everybody who has spoken to Chris at C.P.R., your contents are being processed starting today. Due to the holiday weekend, there will be no cleaning or access to the building until Tuesday 9/4. **IMPORTANT:** Units 4, 5, 6, 7, 13, 14, 15, 16, 17, 18 have been deemed the damaged units and should expect a *minimum of a month* before the unit can be habitable. Obviously some of these 10 units are among the units that will have to be completely rebuilt. Fire investigators and engineers will begin the process of determining the cause and which of these 10 units will need to be completely rebuilt.

Tuesday 9/4 at 5pm will be another gathering of homeowners on site to further discuss the process of releasing units with C.P.R.

Please understand this is all subject to change as C.P.R. continues their process.

Thanks,

Vail Management Company

8/29/18

Dear Beaver Bench A Homeowners:

As stated in our previous email, Colorado Premier Restoration, Inc., is on-site and is proceeding with securing the building. This includes boarding-up the six most severely damaged units and windows, replacing or shoring up new locked unit entries, as well as installation of fencing. 24-hour security will remain on-site, with one person. CPR is also in the process of doing the required air and material sampling in every unit of building A. We expect the preliminary results of the testing to be returned by Tuesday or Wednesday, since Monday is a holiday. We will update everyone next week as those results become available.

At 5pm today 8/29, or at 8am tomorrow 8/30, a representative from CPR will be available to escort owners or authorized persons into their units for the sole purpose of retrieving money, jewelry, or firearms. As we stated previously, until the testing is complete, nothing else can be removed. Sean Reynolds of Vail Management Company will be on-site this afternoon at 5pm to answer additional questions, but we would like to emphasize that we do not have any additional information from what we have already presented. We understand your frustration with this life-altering event and are working our hardest to minimize you inconvenience as best as we can.

Thank you,

Vail Manangement Company

8/29/18

Beaver Bench A Owners,

Colorado Premier Restoration Services is securing the building today as well as taking air test samples that are then being sent to an outside independent lab for analysis. The test results will determine the timeline going forward. We've been told the lab hopes to turn these results around by week end or early next week. Once we know the results we will share those ASAP. Colorado Premier Restoration Services just informed us they will allow escorted access in to units, except for the 6 condos that are uninhabitable and structurally damaged, today at 5pm and tomorrow at 8am. This access is SOLEY to retrieve money, jewelry and firearms--nothing else. Because of the possibility of asbestos contamination, NOTHING else can be retrieved from your unit at this time until the test results come back. In order to access a unit, your information must be on the homeowner/tenant list. This access is solely through Colorado Premier Restoration Services and we've been told they will require anyone who would like to access their unit for these items to sign a release of liability.

Please understand we are doing our best to keep everyone informed of any and all information we become aware of, but please understand it is constantly changing.

Thanks,

Vail Management Company

8/28/18 Beaver Bench A owners,

We were just notified that the Town building department has quarantined the Beaver Bench A building. The building will remain quarantined until they are able to do some air quality tests. Therefore, there will be NO access to the building until we hear back from the Town building department. We've been told Colorado Premier Restoration Services has been hired to secure the premises and perform these tests. We do not know anything further at this time, but will continue to keep you abreast of any new information. Please respect that the building is quarantined and there is NO ACCESS inside any unit at this time.

Thanks,

Vail Management Company

8/27/18

Beaver Bench A owners,

We were just told by the HOA insurance that the adjustor will be here tomorrow and they asked that no one go in to the building tomorrow. Thus, there will be NO access tomorrow Tuesday 8/28.

Thanks,

Vail Management Company

8/27/18

Beaver Bench A owners,

The HOA insurance has requested a copy of everyone's homeowners insurance policy. Please either email us a copy of your policy or you can bring a copy in to our Avon office. We also need a list of any upgrades you have done on your unit. Please understand the Association insurance policy does not cover any remodels/upgrades that you may have done to your unit. This is another reason we need a copy of your homeowners policy so the HOA insurance adjustor will know to coordinate with your insurance regarding any remodels/upgrades.

Thanks,

Vail Management Company

8/27/18

Beaver Bench A owners,

Let us start by expressing our sincere condolences for the hardship you are experiencing.

We do not have a lot more information at this time, but wanted to update you as to what we do know. The HOA insurance has authorized a 3rd security person to be on site until they are able to secure the premises with fences and locks. Please understand that the security officers are on site 24/7 right now, but will be sitting in their vehicles if they are on the front side of the building and sitting in a chair or vehicle if they are along the backside of the building. The police and fire department have been available to let people in to their units, but will no longer be able to do so. Thus, the security officers on site will be given the homeowners list. They will be escorting people through their unit on Tuesday and Wednesday from 1-4pm. You will be required to show your ID that must match our homeowners list in order to enter. Therefore, if you rent your unit out we need all your tenant's information (full name, phone #, email address) ASAP.

The chief of police, fire marshal, Town of Avon building department and a local engineer were on site today. No one knows the extent of the damage yet, but they expressed that it will likely be quite awhile before anyone is able to reside in the building. The building insurance adjustor has not even been out as of yet, but we've been told that they should be here no later than Thursday of this week. We again apologize we do not have a lot more information, but the building insurance is following their protocol. We will keep you abreast of any new information we receive.

Thanks,

Vail Management Company

8/25/18

Beaver Bench Owners

Today at around 10:30am a fire occurred in the A Building at Beaver Bench. There are six units that were rendered uninhabitable. These units are A5, A6, A7, A16, A17 and A18. There is damage to the entire building and owners are not allowed to occupy any units in the A Building until we have permission from the Town of Avon. Owners in the A Building are expected to be allowed to enter the building around 4pm today (when building is deemed safe to enter) to collect any important and personal belonging. At this time the owners will be escorted by a Policy Officer or the Fire Department. The gas and electricity has been shut off to the Building. Since we are not allowed to occupy the units the Fire Officials said you will need to rent a hotel

room or stay with family or friends. They mentioned if this you need help with a place to stay please contact the Policy Department and they will try and find some hotel vouchers to help reduce the cost. With your personal owner insurance you should be covered through your insurance policy with a place to stay.

Vail Management Company has reached out to the insurance company for the Association. We are asking all owners in the A Building to reach out there personal insurance company to correspond with them. A security firm will be hired to monitor the property as this is an ongoing investigation. The Police do not believe this is a criminal act but an accident but they need to do a thorough investigation.

As this is a traumatic emotional event the Police have said they will have people on site today for support.

Please let us know if we can be of any assistance.

Vail Management Company