

Memo re: Director Topolnicki phone conversation with Jerry Richmond (Raintree Manager) on 04-27-2017

Directors and Don,

This is what I was told by Jerry Richmond during our 1/2 hour phone call yesterday. Some of this information is different than Jerry related to me on our phone conversation last Tuesday afternoon, and different than was explained at the Master meeting re Jerry's conversation with Master President Nick Johnson last Tuesday afternoon.

1. He confirmed that the PR monument will be redone, BUT NOT with the design approved by the Master Board or represented at the public meeting held for Crystal Valley residents. Instead the design will follow the design of the monument in attachment to this email. This monument is located on the north side of Crystal Valley Parkway a block or two heading west from Lake Gulch Road. Jerry stated that this is the only monument he has approved. He stated that he has had many complements re the appearance of this monument.

The PR monument will not be two-sided because of the extensiveness of the landscaping and size of trees to be installed that will prevent seeing the east side of the sign. He stated that the area east of the PR monument will have far more landscaping than other entryways.

An aluminum box is substituted for real slate to provide internal lighting of sign letters to avoid having to install ground lighting to display non-lit sign letters. I discussed the possibility of still installing ground lighting to display the entire PR monument and he indicated that might be a possibility.

The aluminum is powder coated that has been heat treated and is to simulate slate. Real slate was determined to be too heavy to be manageable.

The cedar wood is to be replaced with pine because the cedar is not working out.

2. He stated that the "Oak Ridge" and "Skyridge" monuments were constructed and paid for by Richmond Homes and not his investor group. He is not satisfied with the quality of these two monuments but since his investor group did not pay for them they will not be redone.

3. He expressed frustration in stating that his investor group is investing millions in Crystal Valley improvements that are unappreciated and he can't satisfy everyone. It was obvious that that he has some resentment over not being re-appointed to the Master Board.

4. He has NOT hired a new contractor. He believes the poor quality of the workmanship is because his contractor sub-contracted the work. The contractor has now brought skilled stone masons from out-of-state to redo the monuments.

5. The redo of monuments is expected to be completed around the first of July. The installation of the landscaping is expected before fall arrives.

6. He confirmed that Raintree will maintain the monuments for two years after which they will be turned over to the Master Association. His landscaper (not the Masters) will maintain the landscaping for two years. Raintree will pay the cost of replacing trees, bushes, and other plantings that die for a two year period.

7. Jerry is willing to attend our PR Board meeting to answer questions from Directors and Members who attend the meeting.

8. Jerry is going to arrange to attend a Master meeting to answer questions.

9. I mentioned that the design links were not on the Master website. He said that he had received a call from the Master Manager and was working with her to get the links back up. The links were distributed yesterday by email from the Master Manager, but the landscaping plan for our entryway is not in the links and neither is the new design for the PR monument.

10. Jerry believes only his approval is needed as to finished monuments and accompanying landscaping and that the Master Board does not have approval authority. At last Tuesday's Master Board meeting the Master Board believed that they have do have approval authority. I do not believe that any contract exists between Raintree and the Master.