

January 31, 2023

Dear Bluff Condominium Owner,

This letter is to notify you of a monthly dues increase and change in insurance coverage for your unit at the Bluff.

At the bimonthly Board meeting on January 4, 2023, the Bluff Board unanimously approved a 9.5% increase in the monthly operating dues. The last time the operating dues were raised was in February 2019. Due to recent inflation and additional costs related to operating and maintaining the association, the dues increase will become effective on March 1, 2023. The dues increase will be based on the square footage of each condo. Consequently, larger condominiums will have a larger increase than smaller ones. The average increase in dues will be \$50 per month.

The second update the Board wants to make you aware of is the increase in blanket insurance policy limits and a higher deductible of \$25,000, instead of \$15,000. You will be required to cover the first \$25,000 if you have a loss. Previously there was \$18 million in coverage for the entire complex which equaled approximately \$200 per square foot. Now we have \$42 million in coverage with replacement cost coverage which equals about \$495 per square foot. This coverage will rebuild the condo or complex, if necessary, back to the original grade of construction. If you have remodeled or upgraded your condo from the original finishes, e.g. original linoleum and orange carpet, you will need to increase your personal coverage to return your condo to the finishes and contents that it currently has. Please contact your insurance carrier to evaluate your coverage.

Additionally, our new agent is Redgy Christensen at Farmers Insurance in Hailey. If you have any questions, you may contact him directly.

Thanks for addressing these matters promptly.

Sincerely,

The Bluff Board of Directors