

JUNE NEWSLETTER

RECREATIONAL FACILITY UPDATE

Dear Fairway Nine Owners:

Many of you have noticed that the reconstruction of the Fairway Nine Recreational amenities has been progressing slower than we had hoped or anticipated.

As is often the case in a reconstruction project, unforeseen obstacles often occur during the course of construction. The rebuild of the Fairway Nine Recreational Facilities has been no exception.

A required soils test identified that Fairway Nine has been constructed on a significant amount of clay topsoil. The clay soil material is susceptible to a substantial amount of movement during the freeze thaw winter cycles. This was observed a few years ago when the pool deck and coping would separate and rise up to 6 inches above the pool and settle back during the spring. This freeze thaw condition likely raised the pool itself which broke the circulation lines resulting in the massive leaking prompting the pool replacement. To prevent this from occurring in the future it was required that the top 3 to 5 feet of soil be removed to an undisturbed base over the entire recreational parcel. Enhanced subsurface drainage is being installed and the area will be backfilled with shale to create a stable foundational pad on which to reconstruct.

In addition, Idaho Power has unexpectedly required that a new transformer supplying the power to the recreational facility be installed.

As you can imagine, these unforeseen requirements have had a significant upward impact on the reconstruction budget. After discussions with the general contractor, the budget revisions to date have been estimated as follows:

Original Reconstruction Estimate = \$1,448,249

Current Estimate = \$1,809,708

Amount of Change = \$361,459

Fairway Nine I is responsible for 58.74% of the reconstruction costs which would result in an additional \$212,321 in the overall reconstruction expense. Fairway Nine President, Chris Black, is working with the contractor to identify areas of any potential cost savings to help lower the overall costs and the Fairway Nine I expense obligation.

Management is reviewing funding and loan options for Board consideration which will be reported to owners as more information becomes available.

With the completion of the shale installation, the reconstruction activities should resume and move forward in earnest. We will keep owner informed as this project progresses. For updated information, costs and analysis we will be posting information to the website:

<https://fairwaynine1condos.com>

Thank You,
Chuck Williamson
Managing Agent
Fairway Nine I Condominium Association

