

*Memorandum for Record*

TO: Board of Directors, Mountain Fairways Homeowners Association (MFHOA)

FROM: Aaron Voboril, 1436 Matthew Circle

SUBJECT: Property Manager Resignation

DATE: July 14, 2018

It is with mixed emotions that I submit my resignation as full-time MFHOA Property Manager, responsible for all day-to-day duties, effective September 1, 2018. In the best interest of the Mountain Fairways community and in order to ensure a smooth transition for a new property manager, I will be available to work directly with whomever is hired into the position until October 20, 2018. Please note; however, that I will not be in Colorado from September 9, 2018 through October 2, 2018 due to personal obligations in Arizona and Nebraska. From October 20, 2018 through December 31, 2018, I will still be available via phone, text messaging, and email to offer any needed advice pertaining to issues under the purview of the Buildings & Grounds Committee.

Since the purchase of my Mountain Fairway residence in August of 2007, I have witnessed our community move in a positive direction away from a lax adherence to the MF CCR's to an HOA that respects the bylaws, covenants, as well as rules & regulations especially regarding a proper, volunteer Board of Directors, the formation of a reserve fund, and competitive bidding practices. Due to the efforts of concerned MF homeowners (including past resident and HOA President, Charlie Griffin), we have come a long way toward being proactive rather than reactive in regard to protecting our HOA assets.

However, there are and always will be challenges that require a realistic, practical, and forward-thinking approach to problem solving rather than solely relying on increases of homeowner dues as an automatic default. Mountain Fairways HOA will have to continue to plan, evolve, and accept change if we as a community wish to continue to enjoy a well-maintained and affordable community that respects Colorado law, the environment, and needs of its members.

Thank you for the opportunity to use my experience and knowledge to help the Mountain Fairways HOA in protecting its homes and their values while providing residents with safer and sounder structures and grounds with which to enjoy their lives in Estes Park. My tenure as the MFHOA property manger has been rewarding and given me the opportunity to realize the value of good neighbors in such a beautiful, inspiring, yet fragile mountain setting.