

Dear Kimball Owner,

July 2016

This mailing contains the following information:

- 2016 Summer Owner Update
- 2016 Board of Trustee Candidate Resume
- 2016 Annual Meeting Proxy/Ballot
- 2017 Dues Invoice

Are temperatures hot? Then come to The Kimball!

RESORT UPDATE:

We are more than pleased to report that the first part of Phase II HVAC improvements, mentioned in the Winter 2016 newsletter, (refer to it online at www.thekimball.com if needed) is COMPLETE!

This upgrade was necessary to replace outdated and expensive HVAC equipment. It was quite a project and—while we always do our best to accommodate—we thank you for your patience during the installation period. The price tag for Phase II was \$149,000.

The payoff is that all of the timeshare units are updated and we are keeping cooler than ever with these state-of-the-art, cost-efficient, digital HVAC units. The Management Company was able to negotiate the purchase of this HVAC system for enough cost savings that no special assessment was needed. Plus, this technology will provide comfortable temperatures at significant utility cost savings from now and into the distant future. **Good news for all!**

Two Boilers in the building have been replaced and all boilers on all floors have been green tagged for maximum safety and efficiency. This sounds simple to do; however, boilers don't come cheap and this was also something the Management Company was able to accomplish with no extra Owner assessment.

Repointing: We share a 100 year old building that is in very good condition for its age. It is made of brick and the mortar deteriorates after a century. We had scissor lifts, pressure hoses and new mortar replacement going on for three weeks this Spring...messy business this! Much of the South and most weathered side was done or spot done. This is an ongoing process and very pricey. We hired the best. **More in 2017.**

The upgrade of all room linens—sheets, pillows, blankets—in every room with various firmness of pillows for your comfort and enjoyment is also complete. The result is a clean, classy, and cozy. We have gotten many positive comments about these upgrades.

Due to the many upgrades and maintenance outlined above, we have delayed adding more king beds as well as a few other projects mentioned in the last newsletter. Hopefully 2017!

As we look into the rest of 2016 here are a few items of importance to keep in mind:

EXCHANGES: When Exchange weeks are not arranged early in the year (i.e. before July) you will have difficulty getting a week to deposit or even lose the ability to deposit your week due to availability issues. This was mentioned in the last newsletter.

USE YEAR: Another quick reminder that your weeks do not carry over and must be used in the current calendar year. Requests to carry over weeks cannot be accommodated because it then makes it more difficult for all owners to use their week in the next Use Year.

RESORT STAFF: Staff at The Kimball continues a tradition of top customer service and excellence. Our owners and guests have expressed thanks for our great team and we appreciate your acknowledgment. We continue to work on keeping our resort in top shape and have a wonderful staff that really cares. Things are going well at The Kimball!

ANNUAL MEETING: Scheduled for Tuesday, September 6, 2016 on site at The Kimball at 6:30 pm.

DUES STATEMENT AND PROXY: We have provided you with a postage-paid addressed envelope to assist you with the return of your dues and proxy papers. Drop it in the mail and easily get it out of the way now!

IMPORTANT TO NOTE: Consider a check! Your dues check saves your HOA thousands of dollars in credit card fees each year—money that could be better spent on resort improvements.

As always, thank you for your support and all that you bring to The Kimball!

Sincerely,



Katherine Hawkins
President
KCOA Board of Directors

P.S. A NOTE FROM OUR SALES MANAGER:

We have some weeks available through the association at great prices and would be happy to hook you (or a friend) up with another week. Call Lisa ~ 1-801-891-3198!