

15 April 2005

Northface Resort Condominiums Association

Dear Members of the Board:

As tasked at the March 2005 Special Association Meeting, the Color Selection Committee submits the following color selections:

Siding: Wilderness Gray (Benjamin Moore)  
Trim: Maritime White (Benjamin Moore)  
Door: Lafayette Green HC-135 Soft Gloss (Benjamin Moore)  
Deck: Maple 211 (Sikkens Rubbol)

The original intention was to prepare a test section, however the accelerated schedule did not allow for this. Thus, the feedback of individual unit owners was solicited. From those that responded, the committee color selections have the positive support of 24 unit owners (based on 1 vote per unit / 40 units total). One unit owner cannot make a decision at this time. Two unit owners did not have valid phone numbers. Voice messages were left for 9 unit owners with no response to date. The remaining 4 units are votes of unit owners who are also board members.

Also, in gathering feedback from owners, it is desirable to have the railings in a contrasting color, if possible, such as the trim color, Maritime White, or similar (Manchester Tan).

Additionally, it was advised by more than several paint stores that Benjamin Moore stains are far surpassed by California Storm Stain (voted #1 in the industry for 3 consecutive years). All paint stores have said that the California Storm Stain can easily be mixed to match a Ben Moore color (such as Wilderness Gray or Maritime White). Evidently Ben Moore just doesn't get it (the stain) quite right and has a reputation for fading. As for Sikkens Rubbol, we have been told it is an excellent product, "the best".

Respectfully yours,  
Susan Lang

Committee Members: Marcia Armstrong, Elsie Bessette, Susan Lang,  
Betty Smithers, and Sandie Swartz

## ADDENDUM

The committee feels that the Wilderness Gray is a true taupe – a neutral shade neither gray nor brown. It will be “eco-friendly” and blend with the beauty and natural palette that surrounds the resort, and be a nice complement to the building structure.

While I realize the board believed the general consensus was to keep the buildings light, actual feedback from the individual unit owners ranged from definitely not going any lighter than the buildings already are to going darker than the proposed color (Wilderness Gray). Some owners actually liked the original semi-transparent stain/color, while others that first supported going lighter did so because they did not like the red in the stain (not necessarily opposed to darkness of it) – in other words I believe they wished to tone it down.

The info from the paint store indicates there should be no problem (provided 2 coats are used) with coverage going darker with the Wilderness Gray over the siding or with the Green over the fuchsia. The problem may arise going lighter. (Thus, the concern over the possibility/cost of painting railings along deck and stairways in contrasting color such as the trim color, Maritime White, or the slightly darker Manchester Tan).

Most of us liked the way Northface looked when it was first developed. There are apartment & condo buildings back home, but this is our country home / our escape in the mountains – in appearance, a resort lodge surrounded by conservation land.

Another consideration is the mere size and shape of the buildings – like “barracks” or barns (hey! barns are very desirable these days with some pricey renovations converting them to guest quarters or studios) whatever you wish to call them, they are obtrusive and I believe esthetically we need to minimize their appearance to blend with the surroundings. So, look at the background (the woods, the trees, etc) – and visualize the palette of colors that make up that scene (greens, grays, browns). A desired objective would be to make the buildings almost “disappear” so that the natural surroundings stand out and the buildings kind of fade into the scenery. Am I making any sense? In other words, while light colors may be a general preference, it may be inappropriate for this project. Lighter is brighter and has a way of making big look bigger (which is why I have been wearing navy and black the last few years!).

(24) Unit Owners supporting the committee color selections:

Units 1, 4, 5, 6, 8

Units 13, 14, 15, 18, 19, 20

Units 21, 24, 25, 26, 27, 29, 30, 31

Units 34, 35, 36, 38, 40

(02) Unit Owners not supporting the committee color selections:

Units 16, 9 (abstained from supporting either way until more info rec'd)

(10) Unit Owners who could not be reached:

Units 2, 3, 11, 12

Units 28, 37, 39

Units 10, 17, 33 (invalid telephone number / or no number )

(04) Board member/ Management Units:

Units 7, 22, 23, 32