



March 23, 2026

Dear Innsbrook Members,

Since the approval of the assessment and the projects, Innsbrook has been busy with active discussions with contractors, engineers and the Village of Ruidoso. Here is an update of where things stand at this point.

Pony Wall

In going through the steps to get the pony wall project underway, Innsbrook's engineer advised a change from a permanent wall as recommended by the contractor, to HESCO baskets as they should provide for better handling of flood waters. In addition, the engineer has stated that the Natural Resource Conservation Service (NRCS) will pay for the HESCO baskets and the installation, and thus there will be no cost to Innsbrook. The IVCC Board of Directors has reviewed the revised pony wall project and approved the change to using HESCO baskets as recommended by the engineer. Thus, the original pony wall project as originally presented will not proceed.

Paving of Parking Areas

Innsbrook is in active discussion with the Village of Ruidoso and is hopeful there will be some positive news on the involvement of the VOR with the parking area paving project. Given this development, Innsbrook will not be starting the parking lot paving project at this time. Innsbrook is diligently working on this matter and will share updates as they are confirmed.

Pool Deck Repair

The soil testing for the pool project has been completed, and the results have been received and forwarded to the engineer for review. At this time, it is not yet clear what specific work will be required, as several possible approaches are still under consideration. It is possible the project may expand to repairs of the pool.

Water Crossing of Cedar Creek

Construction has begun and NRCS crews are currently pouring concrete. This project has also been modified: rather than constructing steps on both sides of the creek, a ramp will be built to allow maintenance vehicles to cross safely, along with our guests and members. The water crossing itself is being completed at no cost to IVCC. IVCC will be responsible for the ramps on each side of the creek, handrails, and potentially lighting of some type.

Wall Clean-up

Clean up of the Geneva Drive wall is expected to continue as planned, and details are in the process of being finalized.

All the discussions regarding the various projects have been critical to move the projects forward and executed in the best and most cost-effective way possible. As mentioned above, changes have already been made, with the possibility of additional adjustments on the horizon as projects move forward. Innsbrook's Board and management respectfully ask for patience as this process continues, as our shared goal is to achieve the best long-term outcome for the community.

As a reminder, first of the 4 assessment payments is due March 31, 2026.

Thank you for your continued patience, understanding, and support as we work to responsibly manage these projects on behalf of the IVCC community.

Sincerely,

Carl Brown

President, Innsbrook Board of Directors