

Westwind Board of Directors' Meeting February 2, 2005

A meeting of the Westwind Board of Directors was held on February 2, 2005, at 4:00 p.m., Vail time. The phone conference was called to order by Jim Beedie. Those in attendance were: Jim Beedie, Don Meier, Mark Johnson, Walter Yeates, and Ed Davenport. Jeff Jacobs and Steve MacDonald were also in attendance, representing Vail Management Co.

There were eight items on the agenda, and nine and ten were added to address the Westwind Financial Report and a discussion of windows.

1. Ving Card.

The key card system is up and running for its first season. Staff has received positive comments from both Owners and Guests. The budget for the project was approximately \$28,000, and the project is expected to come in on budget. The building is believed to be more secure and the cards to be more convenient than with the metal keys. Walter Yeates asked about door damage and commented that it was a very successful project.

2. East Stairwell.

The East Stairwell from the 4th floor to the pool door was completed by the beginning of the ski season. It has a bright and updated look to it with textured walls, new paint, new carpet, new lights and new signs. There is also a new pool towel shelf area at the base of the stairs. The budget for this project was \$15,000. The project is expected to be \$2,000-3,000 under budget.

Don Meier asked if the pipe had been enclosed, and the reply was "No." He also asked about carpeting the area by the pop machine. Mark Johnson asked if the hot tub covers would be replaced, and the answer was "Yes."

3. Unit #200 Remodel.

Unit #200 was remodeled this past summer with Vail Management Co. providing all labor at no cost to the Westwind. The cost for supplies such as paint, carpet, tile, bathroom cabinet, and fixtures totaled \$3,169.77.

4. Courtyard Sealing.

River Rock Resurfacing reseals the courtyard every other year. They can perform this service this next spring for approximately \$3,000. This will be reviewed at the end of the ski season to determine whether or not it should be done this year.

The company claims that the surface is in good shape for a ten year old surface. They have quoted a price of approximately \$30,000 to remove the old surface, seal the cracks, waterproof the deck, and add a new surface to match the old. The structural engineer that reviewed the surface relative to the water that was leaking into the garage felt that this was not damaging to

the surface. Through an annual review, the Board can determine at what future date it should totally be redone.

Walter Yeates asked if the \$30,000 quote for a total refurbishing is firm. The answer was "No". Don Meier commented that he is not in favor of spending \$3,000 to reseal the courtyard. Walter Yeates asked several questions about the renovation and gutters in the garage.

The Board voted 4-1 to spend \$3,000 to reseal the courtyard with Don Meier voting no.

5. Boiler Update.

In June of 2002, a second study was done on the Westwind Boiler System. As recommended by the study, pumps and motors have been replaced as needed along with the hot water heat exchanger. Another study is not recommended. A major inspection and cleaning will be done by a local mechanical company this spring, and they will provide recommendations in order to keep the boilers in good shape.

6. LionsHead Remodel.

Steve MacDonald reported that Vail Resorts is in the process of finalizing its plan review and permitting process for the core site hotel. All 67 units available now have reservations on them. There may be some fallout as hard contracts are to be signed somewhere around March 1, 2005. Over 500 people missed out during the lottery process. Vail Resorts' plan is to begin the tear-down process at the end of the ski season and to begin the new vertical construction early this summer. VA will be spending \$750,000 to promote fun and activities in LionsHead during construction. The entire project is expected to be completed by December, 2007.

7. North Day Lot Update.

There have been no further developments concerning the North Day Lot. The major decision-making process begins with the Town of Vail and concerns the new Convention Center. Preliminary plans depict the major bus turnaround to be adjacent to the Convention Center. It is uncertain whether this can be done within the initial budget of the Convention Center. An additional level of parking at the LionsHead Parking Structure would be needed for that to be used as a major bus circulation point. The current plan shows the North Day Lot as a drop-off point for skiers and non-diesel hotel vans.

The Board agreed to meet when the North Day Lot proposal is presented.

8. Vail Management Report.

Bookings had been lagging until the great holiday season snows, and since then, they have picked up dramatically. Bookings are up over the same time period last year, and as long as ski conditions remain good, should continue. Winter operations have been hectic, but smooth, with on-site staff performing very well. Mark Johnson commented that the building looks great.

9. Financial Report.

Vail Management staff presented the Financial Report. Don Meier asked questions about the audit and the new comptroller.

10. Windows.

Comments were made about the condition of the windows in the building. Questions were asked by Board members as to whether windows are an association or individual responsibility. Walter Yeates asked that this topic be put on the agenda for the next Owners' Meeting.

The meeting adjourned at 5:10 p.m. MST.

Respectfully Submitted,

Edward J. Davenport, Secy. *Pro Tem*