

First Westwind at Vail  
Board Meeting  
March 31, 2008

Present: Bob Wainger – Board President  
Chris Jones – Board Member  
Jim Beedie – Board Consultant

Steven MacDonald, Jeff Jacobs – Vail Management Company

- Call to Order
- The six month financials thru January 31, 2008, were reviewed. The snow line item is over budget by \$7,380 year-to-date. The total expenses are under budget by \$6,492.06.
- The following large projects are scheduled to be completed before June 15, 2008.
  - Repainting the exterior of the building.
  - Sealing the court yard.
  - Installing a new pool ladder.
  - Replacing all window hardware (this will be billed back to each individual owner).
- Small projects that will be completed this spring or summer include rewiring the lights along the pool fence and adjustments to the building's heat tape.
- The Board asked Vail Management to provide bids for replacing the awning over the entryway and installing new carpet in the back hallway.
- The North Day Lot development will be presented to the Town of Vail Planning Commission and the Town Council on April 14 and 15, 2008, respectively. The project will be monitored by the Board and Vail Management Company. A discussion was had as to how outspoken the Westwind should be. This could impact a future submittal by the Westwind. Making sure the North Day Lot Hotel submittal meets the zoning requirements is important. It will be hard to push too hard if these are met. The transportation element is still up in the air as to whether the Town will build this. If the Board at a future date wants to hire a Planning Consultant, the names of Dominic Mauriello, Sid Fox, and Rick Pylman were discussed. No consultant will be hired at this time.
- The parking at the Westwind was discussed. On busy days, the garage and exterior parking come close to filling up. There have not been any days in the past two years where the building has run out of parking. Vail Management employees would move their cars if necessary to accommodate owners and guests. There are only 30 interior spaces for 36 units. To assign spaces would be a problem since all owners would not have a covered space. The decision was not to implement a parking policy since enforcement and fairness would be difficult.
- The current and proposed budget for the next fiscal year needs to be sent to owners 45 days before the annual meeting. This year's annual meeting is scheduled for August 23, 2008.
- The meeting was adjourned.