

Minutes of Westwind Board Meeting

April 25th, 2017

1:15 CST via telephone

Present:

Ron Peterson, President

Don Meier, Vice President

Mark Johnson, Treasurer

Al Larson, Secretary

Ed Davenport, Board Member

Steve MacDonald, VMC

Jeff Jacobs, VMC

Guests:

Lee Olch - Owner 401

Mae Copham – Owner 404

Bill Markus – Owner 302

Sean Reynolds – VMC

Brian Kretschmer – VMC

Andy Stewart - VMC

The meeting was called to order at approximately 1:15 PM CST.

Roll call: All board members present

Approval of Minutes: Motion to approve, 1st Motion Al Larson, Seconded Don Meier, Carried unanimously.

Budget: Steve MacDonald shows balance in bank of \$214,275, Receivables in good shape Reserve \$210,000. By category expenses in general under budget. One item higher than prior budget is owner meeting increased from \$5,100 to \$5,300. Question from Ron: do we have any delinquent funds? Steve; no however some owners pay in advance. Paul Redman and Steve MacDonald to keep watch for delinquent accounts. Next audit? Per Don Meier this coming July.

Motion to approve budget made by Don Meier and seconded by Mark Johnson, all approved.

Motion to recommend budget to home owners, 1st motion Don Meier, seconded by Mark Johnson.

Renovation Committee Report:

There was a general discussion regarding the renovation beginning with the fire system. Basically, it came down to replacing the existing box for \$33,000 or wire the unit's smoke detectors to the main panel which in turn would contact the TOV Fire Department. It was agreed that we do not want a system where one unit's alarm will set off a general alarm. The optional wireless system is not allowed by TOV Fire Department. Are we in compliance with Fire Department by replacing existing panel? Yes. It was agreed that we would include the Fire panel replacement as part of the renovation; All in favor? Ed Davenport, No, Don Meier, Ron Peterson, Mark Johnson and Al Larson; Yes.

Boilers, Pool and Hot Tubs; there is a consensus on the Board that the boilers, hot tubs and pool needs a lot of work and must be upgraded. The primary reasons for this are; Safety, ADA accessibility, enhanced rental business and securing our investment in the building. Specific areas of discussion were the deck, heated and what material, concrete. Ed Davenport questioned whether we can add heat under Trex deck. Board directed renovation committee to look at two options; heated Trex decking versus stamped concrete. Mae ask about the ADA access ramp versus an elevator. Consensus was go with elevator.

Existing boilers were installed in 1985. They are past their useful life and require a lot of maintenance each year. They could live another 7 or 8 years but they cannot support heating the pool deck or the front parking area. The new units would also be more energy efficient in the range of 95% or higher saving on our energy costs. Consensus is to replace with capacity for parking and pool deck heating.

Parking lot: Per Don Meier very expensive but all owners in favor of heating. Reasons are safety inconvenience, cleaner, etc. Consensus to proceed and cost it out.

Courtyard resurfacing: Don Meier stated that this would be a difficult and expensive repair in terms of tearing out existing concrete topping and replacing rubber membrane. Unable to find a permanent solution. According to Steve MacDonald there isn't a good material that doesn't deteriorate. Solution; resurface as we have been doing as necessary when required.

Interior railings: Steve MacDonald feels that from his experience new interior railings would be aesthetically appealing, add value, and rental wise there is a good return. Architect agrees stating that new railing would open up look of courtyard and enhance building image. Steve suggested we offer the options to the HOA. Mae suggested we look at doing interior and exterior. Also, less maintenance. Jeff Jacobs stated that it all comes back to cost. Mark Johnson suggested we install on exterior in lieu of interior and Ed Davenport says he would prefer exterior over interior if cost is an issue. Consensus of Board look at cost for interior, exterior and doing both.

Shutters: Don Meier says that some owners want some don't. Don suggested we install sample shutters home owners to review during meeting. Option to shutters or addition to is Trim. Sean Reynolds explained that Trim is more complicated than just shutters because the flashing for the building goes behind the window and the Trim. Steve MacDonald added that having Trim make window replacement easier. Don Meier added that having Trim really makes the building stand out. Don says we need drawings sent to owners to review. Jeff added we should have the drawings. Steve MacDonald says we made need more funds to be able to present the tools to the HOA. Al Larson pointed out that the money we have spent with the architect allows us to easily make changes and revision to the drawings. To not take advantage of that ability would be wasteful.

Garage door, back door and ski storage room: Many owners want the garage door to be wider. In consultation with structural engineer Don Meier stated that the cost be \$250,000 or higher, way too unrealistic. Ski room not a lot of money. Back entry way Ok is consensus and in either case these would only add more cost to project. It was suggested by Mark Johnson that these could be done out of HOA fees at a later date.

Financing: Don Meier quoted a cost of 1.6 to 1.8 million. Question of whether we should have Westwind finance and then have home owners pay back over five years. Up front cost for a two bedroom is about \$50,000 or \$340 per month for five years. Mark Johnson to look at options.

General contractor? We are a long way out on looking at GC's according to Don Meier.

More funds for architect? Ron Peterson to look at setting up special meeting and checking By-laws.

Next meeting: May 31st at 12:15 MST All approved.

Meeting adjourned. Ron Peterson: thank all of you for your input.