

Westwind Board Meeting

June 19, 2016

4:15 pm MST via telephone

Present: Ron Peterson, President; Ed Davenport, Vice-President; Don Meier, Treasurer; Lee Olch, Secretary; Mark Johnson

Ron called the meeting to order, noting that all were present. He reported that Jeff Jacobs had advised him that two scheduled or ongoing Unit renovations included installation of kitchen gas appliances and one other unit already has gas kitchen appliances. The HOA has not been billing a surcharge for this gas use and since there are no meters for individual units it is not clear what amount would be billed. Ron asked the Directors for their thoughts. Lee stated that Jeff had recently told him that both of the Unit renovations that had planned for gas kitchen appliances had had a change of mind due to high installation costs.

With one unit using gas for a stove and oven the question of what to charge was discussed further. Ron had asked Jeff Jacobs to do some research and Jeff learned from the gas company that the average charge for a rental condo is about \$30 per year for the kitchen appliance. Lee said that if the \$30 is taken to apply to a two-bedroom unit, a hypothetical total cost for all the units could be calculated and then the percent square footage for any unit having gas in the kitchen could be applied to that hypothetical total to obtain an assessment for the unit. Mark suggested that appliances should have a sticker that states the annual estimated usage and the assessment could be calculated with rates from our gas company which he said would be higher than Denver rates. No decision was made about whether to charge the one unit for kitchen gas use or what amount to charge.

Don raised two separate issues about the gas. First, he asserted that the HOA did not own the gas lines installed in the building. Lee suggested that they must belong to the HOA because they occupy a common element which the HOA did not cede to anyone. Don replied that this is a legal issue that could not be resolved by the Board. Second, Don stated that he and Jim Beadie had covered a portion of the cost for the gas line installation because some owners declined to

have any gas line hook-up to their units. Beadie, he said, was still owed about \$1,000. Ron asked if the HOA should pay for the remainder owed to Beadie. Don, Mark, Ed, and Ron agreed that Beadie should be paid by the HOA.

Ron stated there would be another meeting in about one month. The meeting was adjourned at 3:30pm. At that time, the Board went into executive session.