

**Board of Directors Meeting Minutes**  
**14 October 2009**  
**Telephonic**

Bob Wainger called the meeting to order at 6:00 pm MDT.

Present:

Bob Wainger, President

Jim Zetler, Treasurer

Ron Peterson, Secretary

Jim Beedie Vice President

Others Present Jeff Jacobs and Steve MacDonald from Vail Management

Absent Chris Jones

Election of Officers:

Jim Zetler and Ron Peterson seconded a motion to elect the following individuals, officers of the association.

President                      Bob Wainger

Treasurer                     Jim Zetler

Secretary                     Ron Peterson

Vice President                Jim Beedie

Vice President                Chris Jones.

The Board then discussed the necessity of maintaining two committees: Westwind Strategic Planning Committee and the Westwind Redevelopment Committee

The Board passed by unanimous consent a resolution to terminate these two committees.

There was no sentiment on the Board to pursue the question of changing the remaining 85% requirements on certain votes to amend the condominium declaration as a result of the annual meeting of the association's members. However, the Board discussed a proposal to eliminate the Mortgagee Veto provision from the declaration. The Board found it anomalous that even if the association's members voted unanimously for redevelopment, one mortgagee could veto the entire process and hold all of the association's members hostage. Bob reported to the Board the opinion of counsel that CRS §38.333.217(1) (b) provides a method for eliminating the mortgagee veto. Jim Beedie moved and Bob Wainger seconded a resolution to terminate the mortgage veto provision in accordance with Colorado law. The Board would ask Mike Rapucci, the Association's counsel, to draft the appropriate notices and guide the President in the proper procedure for following the statute. The resolution was unanimously agreed to.

Steve MacDonald and Jeff Jacobs gave a status on the building and a financial review.

Everything is operating fine and the association is on budget. However, early indicators show that rentals at Westwind and Vail generally will be down for the 2009/2010 ski year because of the economy. Bob Wainger also reported that Steve and Paula had paid their dues and brought them current.

At the annual meeting, the owners asked the Board to consider a PBX system to replace the current phone system. Jeff will look into costs and the discussion was tabled until the Board's next meeting.

Ron Peterson moved and Jim Beedie seconded to adjourn the meeting *sine die*.