

**Westwind at Vail  
Board of Directors Meeting  
November 9, 2006  
Via Telephone  
8:30 AM Vail Time**

**Minutes**

The telephone Board of Directors meeting began at 8:30 am Vail time. Present members were Jim Beedie, Don Meier, Mark Johnson and Ed Davenport. Also present were Steve MacDonald and Jeff Jacobs from Vail Management Company.

The VCP redevelopment straw vote of the owners was taken and the votes were counted by Vail Management. The results of the Straw Vote are:

31.50% voted no. Those voting no were Hanna, Litwak, Yeates, Ghent, Congalton, Harris, Jones and Marce.

68.50% voted yes.

Thus the vote failed to get 85%.

VCP was informed of the straw vote results and that the Westwind would not be doing anything at this time.

The Board has been told of a new Colorado law-Senate Bill 100 which has an effect on condominium documents and declarations. The Board knows very little about the new law.

Jim Beedie made a motion to ask John Dunn, a local condominium association attorney, to look at our condominium documents and declarations and give us a cost estimate to bring them up to date in accordance with new Colorado state law. If the cost estimate is reasonable, John Dunn will redraft the Westwind Condominium documents and declarations. John will be asked to explain in writing the main differences. The redrafted Westwind documents will be sent to owners prior to the Annual Meeting in August and will be a topic at the meeting.

Don Meier seconds the motion and all Board members were in favor.

Jeff Jacobs gave a review of the boiler room projects. The new equipment has been installed and is working properly. \$35,000 was spent on the new Hot Water Tanks, \$3,000 on the new Frequency Drive and \$1,900 on the cleaning and servicing of the Boilers and Heat Exchangers.

During the servicing of the Boilers, R&H Mechanical found four bad pumps and very low glycol content. An additional \$5,000 was spent to bring the system up to par. Jim Beedie made a motion to approve the additional expense and Don Meier seconds it. All Board members were in favor.

No other business was discussed and the meeting was adjourned.