

Annual Meeting of  
First Westwind at Vail Condominium Association, Inc.  
September 7, 2013  
Vail, Colorado

The meeting was called to order by Association President James Beedie at 9:00 am MDT.

Mr. Beedie directed that Jeff Jacobs call the roll of the members. Mr. Jacobs conducted a roll call and advised the Association that a quorum was present.

Mr. Beedie asked for and received a motion and second to approve the minutes of the annual meeting of September 8, 2012. The Association's members approved the resolution by unanimous consent.

Steve MacDonald reported on the budget and the Association's finances. He went through each budget item listed in the proposed budget contained in each Association member's pre-meeting packet. Preventative maintenance includes checking the boiler, the pool, light bulbs, etc. Elevator inspections are under Elevator, not preventative maintenance. Mr. Beedie then asked for and received a motion and second to move the excess \$17,000 to the building update fund.

Wendi Hill started a discussion of slippery deck towards the hot tub. Mr. Beedie directs that we get prices for a heated mat around the hot tubs. Also discussed was that owners should consider putting in grab bars for the tubs in their units.

Jeff Jacobs led discussions on Westwind Renovations. The Court Yard is redone. We have also removed the fluorescent lights in garage and replace them with LED. The cost was \$10,000. We have received a rebate of \$4800 and have saved almost \$250 on the first bill. The Westwind is looking at about a 2-year payback.

Mr. Jacobs reported that the boilers were inspected and cleaned. They are old but still efficient. The courtyard floor has been redone, although cracks will continue to form due to the movement of the building. The driveway has been sealed and restriped. We will be doing heat-tape repair this fall.

The Westwind spent \$12,400 on a new sidewalk out the back entry to the LionsHead Vail heated sidewalk.

Dawn Moe then presented a report on marketing and provided the members with a marketing report which was enclosed in the pre-meeting materials. She noted that 38% of all bookings come from on-line. 27% is repeat business. Dawn discussed Flip Key, Home Away and VRBO Rates were discussed and how they are set. We look at other properties as well as what the traffic will bear. Dawn, Jeff and Steve look at rates on almost a weekly basis.

A motion was then made and seconded that the Association approve the budget and the Association passed the resolution by unanimous consent.

Mr. Walter Yeates moved and Mr. Albert Litwak seconded to approve and ratified the Board of Directors actions for the previous year. The Association passed the resolution by unanimous consent.

Mr. Walter Yeates then moved and Mr. Ed Lampert seconded that the Association re-elect the incumbent directors, Jim Beedie, Mark Johnson, Ron Peterson, Jim Zetler, and Ed Davenport for an additional one year term. The Association passed the resolution by unanimous consent.

Edward J. Davenport made a presentation for rehabilitation of the front of the building. He suggest that we put in some small pillars, extend the heated walkway, replace the awning with a roof, install non-operating shutters and improve the sign with more of a wow factor and better lighting.

Walter asked whether the front would be painted and Ed responded the entire front would not be painted.

A motion to approve the project up to \$55,000 was made and seconded and passed unanimously.

Ed thanked the staff.

The meeting was concluded by Mr. Beedie announcing that the next year's annual meeting will be in LionsHead during the annual Oktoberfest on September 6, 2014.

The meeting was then adjourned.

Respectfully submitted,  
Ronald Peterson  
Secretary