

Minutes of Westwind Annual Home Owners Association

Vail Mountain Marriott- Lionshead

9:00 AM September 9th, 2017

Present:

Ron Peterson, President
Don Meier, VP
Alan Larson, Sec
Mark Johnson, Treasurer
Ed Davenport, Member
Steve MacDonald, VMC President
Jeff Jacobs, VMC Westwind GM

Ron Peterson called the meeting to order at approximately 9:00 MST.

Al Larson called the roll. As a result of the roll call, Ron Peterson declared that 100% of the members are present physically or by proxy.

Ron Peterson opened with Membership Education which is a requirement of the Colorado Commons Interest Ownership Act ("CCIO"). Ron reported that the HOA is governed by both the Colorado Not for Profit Act and CCIOA. Ron also reviewed that subject to those acts, the HOA is also governed by its Article of Incorporation, Condominium Declaration and By-laws. Ron reviewed how the motion procedure according to Robert's Rules of Order. Mr. Peterson also stated if there were no objections, motions could be approved by unanimous consent.

Ron ask that last year's minutes be adopted. Bill Markus made a motion to approve and Ed Davenport seconded. The minutes were approved by unanimous consent.

Ron Peterson tabled the discussion on the new amendments to the Articles of Incorporation, Condominium and the By-laws until next year.

The next order of business was the election of directors. Five candidates were nominated, Ron Peterson, Don Meier, Mark Johnson, Al Larson and Bill Markus. There were no other nominations. Chris Jones moved and Kevin Rinke seconded that nominations be closed and that the secretary be instructed to cast a unanimous ballot for the aforementioned individuals. The motion carried unanimously.

Don Meier opened discussion on the financial review. Kevin Rinke made a motion that if the HOA approved the renovations that the HOA request a review statement instead of a compilation statement from the auditor for the next fiscal year. Vicki Marce seconded. Chris Jones opens discussion, Ron Peterson tables issue until after vote on the renovations. The motion was subsequently approved after the vote on the improvements.

Don continues 2018 budget discussion. He stated that there would be no increase in the annual operating budget and the that general assessments would remain the same for each calendar quarter.

Kevin Rinke motions to approve, Ron Peterson seconded. The HOA approved the motion by unanimous consent. Audit committee will add one new member next year.

The HOA then invited Jack Affleck to make a presentation of the relationship between renovations and property values. Mr. Affleck suggested that there was a sympathetic relationship between renovations and property values and that many of the proposed valuations would increase property value for each unit.

Don Meier then made a lengthy discussion of each proposed item of the renovation. He was aided by a comprehensive power point presentation that show pictures of the needed improvements and gave estimates of the cost. The discussion lasted 2 hours and 30 minutes, and there was a robust discussion by the HOA members as to the need and the cost of each of the proposed items.

At the conclusion of the discussion Ron Peterson announced that that there would not be a blanket vote on the entire project, but instead each item would be voted upon separately. He would ask for a motion and a second on each item. Once a motion was made and seconded he would ask if there were any objections. If there were no objections, he would declare that the motion carried by unanimous consent. If there were objections, then there would be a roll call vote with the owners casting weighted votes based on their square footage of ownership. There would be no voice votes or show of hands. However, if there were fewer than five objectors, the members agreed that a show of hands would be sufficient. These rules were approved without objection. For each motion to approve a particular project, the motion must also authorize a special assessment to cover the cost of the improvement.

The first item for consideration was the Fire Alarm system. Roger Marce asked that the question be divided between replacing the existing fire panel and hard wiring the detectors in each unit to the fire panel.

Fire Alarm – replace existing panel \$34,000

Motion to approve Bill Markus, second Kevin Rinke approved unanimously.

Motion to hard wire each unit \$95,000 seconded – approved. 31 Aye, 4 Nay. No one requested a calculation of square footage.

Elevator – repair/refurbish \$120,000

Motion to approve Bill Markus, second Alan Larson no objection approved unanimously.

Painting - \$128,000

Motion to approve Bill Markus, second Alan Larson. Chris Jones objected and Ron ask Alan Larson to call the roll. The members approved: 33 Aye, 2 Nay. No one requested a calculation of square footage.

Carpet - \$25,000

Motion to approve Alan Larson, second John Clark, Passed unanimously.

Driveway - \$200,000; (\$150,000 for driveway, \$50,000 for retaining wall and lights)

Motion to approve with retaining wall included Kevin Rinke, seconded Bill Markus, no objection, passed unanimously.

Boilers - \$625,000 friendly amendment to include pool and driveway boilers.

Motion to approve Kevin Rinke, seconded by John Clark. Questions Mae Copham and continued discussion with Vicki Marce. No objections, passed unanimously.

Swimming Pool - \$420,000

Motion to approve Bill Markus, second Alan Larson, motion approved. 31 Aye, 4 Nay. No one requested a calculation of square footage.

Pool Fence - \$90,000

Motion to approve Bill Markus, Second Ed Davenport, approved unanimously.

Pool Building - \$170,000

Motion to approve Alan Larson, Second Bill Markus. There were many objections which was followed by debate and discussion. Mr. Larson called the roll and the resolution carried with 67% based on square footage. 24 homeowners voted Aye and 11 homeowners voted Nay.

Landscaping - Motion by Vicki Marce to add money for landscaping in the plan. Approved unanimously, but funds to come from general reserve due to uncertainty of cost.

Replace interior railing - \$120,000

Motion to approve Ed Davenport, Second Bill Markus, objection Kevin Rinke – will special meeting be called if there is a material change? Ron Peterson – yes, special meeting will be called. Motion to add \$10,000 to assess fire pit not approved and will be addressed later. Approved Unanimously

Exterior Railing replacement - \$140,000

Tabled for future study.

Shutters \$50,000

Tabled for future study

Window trim - \$50,000

Motion to table for further discussion with Architect not approved. Motion to approve Laurie Larson, Second Ed Davenport, Passed on roll call vote, not unanimous. 28 Aye, 7 Nay

Front Stairs, Tower and shed appearance improvements - \$25,000

Question, limited to \$25,000, answer per Ron Peterson – yes. Motion to spend \$25,000 to study and implement. Call to vote, passed. 32 Aye, 3 Nay

Laundry room improvements - \$15,000

Motion to approve Don Meier, Second Al Larson, roll call vote – passed. 30 Aye, 5 Nay

General Contractor terms – \$160,000 6.5% of total plus general conditions

Motion to approve Bill Markus, Second Don Meier, passed on a unanimous vote.

Contingency cost - \$325,000

Motion to approve Kevin Rinke, Second Bill Markus, passed unanimously.

General Conditions - \$170,000

Motion to approve Kevin Rinke, Second Jon Clark, passed unanimously.

Consultant/Owners rep to Board - \$15,000

Motion to approve Don Meier, Second Kevin Rinke, passed unanimously.

Architect - \$130,000

Motion to approve Don Meier, Second Al Larson, approved on unanimous vote.

Courtyard - \$50,000 amended to \$60,000

Motion by Kevin Rinke to amend amount to \$60,000 to allow full analysis of structure and repair needed. Seconded by Roger Marce. Roll call vote approved. 28 Aye, 7 Nay.

Proposal to address location of barbeque and fire pit not to exceed \$20,000. Proposal withdrawn.

Total of approved renovations \$2,977,000

Billings for the renovation will be as follows: 50% November 1st and 50% February 1st.

Special HOA meeting may be required for November 25th this year if necessary.

Next annual HOA meeting will be scheduled for October 20, 2018.

Ron Peterson called meeting to a close.