

Annual Meeting of  
First Westwind at Vail Condominium Association, Inc.  
September 12, 2015  
Vail, Colorado

The meeting was called to order by Ronald Peterson, President, at 9:00 am MDT.

Ron Peterson (304) directed that Jeff Jacobs call the roll of the members. Jeff conducted a roll call and advised the Association that a quorum was present.

Ron Peterson asked for and received a motion to approve the minutes of the annual meeting of September 6, 2014. The Association members approved the resolution by unanimous consent.

Steve MacDonald reported on the budget and the Association's finances. He went through the budget contained in each Association member's meeting packet. Roger Marce (105 and 301) asked who owns the Westwind website and was told by Steve MacDonald that the Westwind Association owns it. Sue Congalton (307) asked about the budget for legal fees, Account 6025. This money is set aside for any legal fees in the next year.

A motion was then asked for and received that the Association approve the budget and the Association passed the resolution by unanimous consent.

Dawn Moe then presented a report on marketing and provided the members with a marketing report which was enclosed in the meeting materials. She noted that 71% of all bookings are direct. Average revenue and rental nights by the number of bedrooms was discussed. Each unit is different depending on the quality of the unit, owner's usage and the dates of rentals.

Jeff Jacobs led discussions on Westwind future building projects. The building will need to be repainted in 3-4 years, estimated at \$120,000. Windows and door trim painting, if done separately, using the same color is estimated at \$17,000. The elevator, estimated at \$75,000, will need to eventually be upgraded, but is currently regularly maintenance and in good condition. The building will eventually need a new fire alarm system, estimated at \$103,000, which will include a new panel with heat and smoke alarms to each unit. The pool will need a new cover and roller estimated at \$5,000. A motion was made and received to have the Board explore a video security system for the building. All approved except for Bob and Gail Wainger, #107.

Al Litwak moved and was seconded to ratify the same five Board members. Ron Peterson, President; Ed Davenport, Vice President; Lee Olch, Secretary; Mark Johnson, Treasurer; and Don Meier, Director. The motion was approved by a unanimous voice vote.

Roger Marce moved and Al Litwak seconded to approve and ratified the Board of Directors actions for the previous year. The Association passed the resolution by unanimous consent.

Lee Olch presented the report he prepared on behalf of the Building Committee. The building is in good condition structurally and the amenities offered the Westwind are on par with many other condominiums in LionsHead. New siding on the exterior of the building was one of the items discussed during his presentation.

An Audit Committee was created. The members of the committee are Janine Rinke (305), Bill Markus (302) and Don Meier (209).

A discussion remodeling concluded that it is the homeowner's and contractor's responsibility to get the necessary permits, not management.

A motion was made by Kevin Rinke (305) and seconded to upgrade the Comcast services to HDTV and High speed internet and to include Comcast phone service as a bundle. The cost is \$80 per unit plus taxes and will be included in the quarterly dues. Three televisions per unit are included in the bundle – extra televisions may be billed as an additional fee. The motion passed with a majority vote. Nays were Don Meier (209), Al Litwak (109), Bob Wainger (107) and Vicki Marce (105 and 301).

The meeting was concluded by Ron Peterson announcing that the next year's annual meeting will be in LionsHead during the annual Oktoberfest on September 10, 2016.

Vail Management Company was asked to leave the meeting as the Association went into Executive session. Ron stated that there is a need to update HOA Declarations and the By-Laws which have some have some internal contradictions and inconsistencies with current operations. Ron Peterson (304), Roger Marce (105 and 301), and Mark Lampert (102) will serve as the committee to prepare the updates.

The meeting was then adjourned.