

## **“Special Meeting of the Westwind Condo Association”**

April 13th, 2018

2:00 CST via Conference and Telephone

Present:

Ron Peterson, President  
Al Larson, Sec  
Steve MacDonald – VMC  
Jeff Jacobs – VMC  
Bryan Kretschmer – VMC  
Brad Lichtenheld - Owner rep  
David Schneider– Owner  
Curtis Ghent – Owner  
Mike Roesler - Owner

Ron Peterson opens meeting and teleconference phone line for owners calling in.

Ron asks for introductions.

Jeff calls roll for quorum and proxies. Per Ron, we have a quorum.

Discussion on 1A Phase one. Includes fire alarm upgrade, pool repair, pool fence, heated pool deck, replace hot tubs, bathroom, elevator repair, boiler replacement and upgrade, interior railings, etc. Painting was moved to phase two because the contractor said it would be more efficient and would only require scaffolding once.

Ron ask “is there a motion to approve?” Al Larson made motion to approve, Dave Schneider seconded. Al Larson call to question? Ron Peterson; questions? Roll call taken; 82.27% yes. Motion approved.

Discussion on 1B Phase two. Includes painting, window trim, carpet, stair tower upgrade and shed appearance work. Question; how much is phase two; approximately \$500,000 to \$540,000 per Bill Markus via phone.

Ron ask “is there a motion to approve?” Al Larson made motion to approve, Dave Schneider seconded. David Schneider call to question? Ron Peterson; questions? No questions, Roll call taken; 87.85% yes. Motion approved.

Discussion on item 2 Courtyard repair. Board had extensive study done to determine the best long-term solution. Study was provided to home owners via email. Work will include a 15-year warranty for small additional cost. Until all concrete removed we will not know the extend of damage to pre-cast structural members underneath. At the time these are exposed a structural engineer will review and plan a course of action to repair if necessary. Ed Lambert ask for estimated cost. Estimated cost \$263,000 plus engineering fees and architect. Probably in excess of \$300,000. We have found asbestos in a few of the perimeter mastic samples and hope that it is only in the mastic around edge of courtyard.

Al Larson motions to approve, David Schneider seconds the motion. Al Larson call to question? No objection. Roll call taken; 92.1% approve. Motion approved.

Discussion on last item Financing; Line of credit from Alpine Bank. Will enable us to maintain a reserve and reduce financial burden on homeowners. Amount of line 1-million dollars. Al Larson made a motion to approve, Dave Schnieder seconded, call to question? None, roll call taken 76.65% approved. Motion approved.

Ron Peterson thanks owners and board members, motion to adjourn made and seconded. Meeting adjourned.