

Minutes of Westwind Board Meeting

Zoom/Telephone Call

January 8th, 2021

Roll call

Present:

Ron Peterson, President
Don Meier, Member
Mark Johnson, Treasurer
Al Larson, Sec
Bill Markus, VP
Mike Repucci – Attorney
Jennifer Jackson – owner
Ed Stratemier – owner
Kevin Rinke - owner
Jeff Jacobs VMC
Steve McDonald VMC
Sean Reynolds VMC
Bryan Kretschmer VMC
Mack Garnsey - VMC

Subjects up for review:

- Easement Request
- Report from Vail Management
 - Rentals
 - COVID
 - Status of Mountain
 - Reservation System
 - Snow
- Board Retreat
 - When and Where?
 - Agenda
 - Organic Documents
 - Building Management
 - Building Improvements
- Report of the Audit Committee

1. Easement Request

Ron opens with general description of easement request from the Lazier's. The two areas impacted by the easements are the pool/pool building and the transformer. The first request is to drive steel rods with or without concrete encasement under the pool. The second request is to connect power cables to our existing transformer or replacement with larger transformer and to run cables under our property including the new heated walkway.

Lazier has agreed to pay our costs for legal and engineering fees to review to impact of granting the easements and insurance coverage.

Mike Repucci confirms that he is also representing Vantage Point and that we can work together to ensure that the proper procedures are followed. He informed us that a letter had been sent to Hunn Consulting for a \$167,000 deposit to enable us to hire an engineering firm see letter as an attachment. All options in letter from **Wiss, Janney, Elstner Associates, Inc** is included in payment request.

Bill Markus ask if we have to approve the submittal. Mike says "No" but that alternative is that they will pile drive on their property which they claim is more disruptive and potentially damaging to our property. Ron Peterson says we need to have a clear understanding of the impact to the Westwind of these two options from an engineering standpoint.

Hunn Consulting told Mike that they have submitted to the Town of Vail for approval. Mike had not checked to see if they had applied for a permit or if they meet zoning. Question raised how can they apply for a permit without contacting us. Mike checked on line and finds that a notice was sent out in 2018 to VMC. However, checking again on line only finds an application for the Elevation Project. Mike will have to file for an open records report to see what has been applied for. Bill makes motion to follow up with town and Mark seconds, motion approved unanimously. Kevin Rinke asked if they can declare eminent domain and Mike answers: "up to town." Kevin also suggests a follow up meeting after Mike receives information from the town.

Ron and Steve agree to talk to Lifthouse, Vail 21 and Vantage Point.

2. Report from Vail Management

COVID – highest in November and then dropped to 20/30 cases a day in mid-December. Now, mid-January we are at 65 cases/day. Eagle county is Orange status meaning the restaurants can open but with only 25% capacity. VMC still being very cautious and so far, has not had any cases among staff or guests. Vaccines are completed for healthcare workers and first responders, fire and police are in process. Don Meier states mentions that according to a local doctor Vail is a hotbed for the virus with 30-40 cases a day due to young people visiting.

Snow – Steve says 80% of mountain open. Snow pack is down at 70% of normal. Hope is that snow pattern changes toward end of month.

Steve introduces Mack his new controller.

3. Board Retreat

Retreat – we agree to reconvene at the end of February to discuss.

4. Audit

Audit approval set for next meeting. Audit committee, Don Meier, Bill Markus, Ed Stratemeier.

Closing comments from Ron Peterson:

Plan on a mid to late February Zoom meeting to discuss the following:

- Retreat
- Up date on Lazier Project
- Audit Report
- CIOA versus current by-laws

Mark Johnson makes a motion to adjourn, second by Bill Markus. Meeting adjourned by Ron Peterson.