

Minutes of Westwind Board Meeting

May 14th, 2021

Roll call

Present:

Ron Peterson, President

Al Larson, Sec

Mark Johnson Treasurer

Bill Markus, VP

Jennifer Jackson

Mike Repucci -Council

Ed Stratemier – owner

Opening Statement from Ron Peterson:

“There are three points I’d like to make:”

1. There is nothing we can do to stop the building
2. Why are we doing this agreement with Lazier? So, we don’t have to pay legal and engineering fees.
3. Lastly, so we can obtain insurance going forward at Lazier’s expense.

Bill Markus; our concern should not be about losing the view from the east facing units but rather impact on Westwind owners’ long term. Best way forward for HOA is to have the legal, engineering and insurance costs covered and paid for by Lazier.

Mark Johnson inquired if we can obtain a bond or insurance for 25 years to perpetuity? Make Repucci says we are negotiating with Hunn Consulting for indemnification without time limits. Also adding us as additional insured on their policy at a minimum for 8 years as required by Colorado law.

Mike Repucci tells us the electrical easement is no longer required as they have found another way to access the property.

Ron ask the board members for comments regarding the above:

Jennifer Jackson: no comment

Ed Stratemier: no comment

Al Larson: agree with above but cautions that if we push back too hard the offer to pay for our expenses could come off the table.

Bill Markus agrees with above

Mark Johnson agrees.

Mike mentions that Lighthouse is working on an agreement but that Vantage Point is behind us in negotiations. Bill asks if we need to advise the HOA on where we are at with the negotiations to protect ourselves from litigation and Ron says that we have done our duty hiring an attorney and professional engineering firms on the HOA’s behalf.

Motion is made to adjourn, all agree. Meeting adjourned.