

**First Westwind Homeowners**  
**Board Meeting Agenda**  
**February 26,2022 – 3PM**

**Location**

Antlers Lodge – Board Room

**Attendees:**

Bill Markus

Al Larson

Jennifer Jackson – (via Zoom)

Ed Stratemeier

Kevin Rinke – Not in attendance

Marsha & Lee, Unit 401 – (via Zoom)

Steve MacDonald – VMC

Mac Garnsey – VMC

Bryan Kretschmer – VMC

1. November 3, 2021 Board Minutes are unanimously approved – motion to approved Ed Straitemeier, seconded Jennifer Jackson
2. Financial Status Review Mac Garnsey
  - \$421,250 cash in the bank. Balance sheet in good state
  - Only 2-3 units which haven't yet paid the special assessment
  - Utility costs have skyrocketed in last few months. Likely to go higher.
    - Spent several months looking at fixed contract price and had analysis conducted. We're saving money with Synergy.
    - Motion made by Ed Stratemeier for a full audit to be done, seconded by Al Larson– unanimously approved
3. Insurance up for renewal in May
  - With value going up in real estate, we have had a replacement cost analysis completed
  - Discussed if we should switch insurance companies or coverage. Will call to see if current coverage can provide lower rate
  - Lee asked that the one-page insurance summary include a note saying where homeowners can access the full policy
  - Ed Stratemeier and Bill Markus will review Westwind insurance coverage in conjunction with 2022 insurance renewal
4. Legacy Project Bill Markus, Al Larson, Ed Stratemeier
  - Easements requested from Westwind including:
    - first adding a larger transformer on our property. At the Board's request an alternative solution was found. No changes or connections to Westwind transformers will be made.
    - second putting a vault for AC Unit outside of our pool which would be noisy and blow hot air. As part of the Boards request an alternative location on the south east corner of Legacy was selected by Legacy, which will not impose noise pollution on Westwind.

- third put soil nails in our property close to pool deck which support building the foundation of their building. We've had discussions w 3 engineers and our attorney regarding this whole project. Soil nails are permanent. Board had another constructive meeting yesterday to discuss this. Alternative is they would build a temporary wall, more time & money. Wall could have similar risk of damage to WW as soil nails. We want guarantees/ an agreement that if something goes wrong, they pay to fix and those are backed by an insurance company. If we don't have an agreement with them on this, then we have to sue. Best option is to get an agreement.

- They want to start construction in April. However they need approval from the Town of Vail first.
- Next step: Waiting to hear from Mike Repucci on his proposal
- Lee & Marsha: Question on if there is compensation to WW, what is the value of that? What is the likelihood of their insurance protection being able to be fulfilled? Board agrees and wants proper coverage on insurance policy. We will have legal and insurance experts review it.
- Research on all open questions is on going

#### 5. Condo Renovations Rules: Bill Markus, Al Larson, Ed Stratemeier

- Time Period
  - 1 year ago Board discussed on rules to impose penalties if renovations continued past the subscribed time period
  - Board will suggest a proposal for discussion at HOA meeting in September
    - Ed Stratemeier and Jennifer Jackson will develop proposals

#### 6. Air Hammers: Al Larson, Bryan Kretschmer

- Was installed to be at 80psi, normal number. Had huge issues w noise & vibrations. Turned it up to 90 and has gotten better. Prior was at 115 which is too high and plumbers were concerned.
- Bill – how to we find out, what's the fix? At what point are we in danger? Bryan – expert doesn't think we are in danger in the 90 to 75 range. As we hear the noise, we will make adjustments.
- Next step – Bring up at HOA meeting. Every owner should make sure they have air hammers – if you've renovated, you likely do. If you haven't renovated recently, you need to check toilets, washer/dryer. Bill requested an inventory of every unit to determine which units need to install pressure valves.

#### 7. Renovation Projects: Al Larson

- Ski Lockers
  - Town of Vail has a parking space rule that you have to have 1.4 parking spaces per units. We have 38 units x 1.4 = 53.4 spaces required. We have 14 spots out front and 34 spaces in the garage = 48. We are grandfathered in that lower amount but we cannot go below that. We added 1 space above when renovated so have 15 spaces out front now, which means we must have 33 spaces in the garage. We've now submitted plan to Town of Vail with the 15 + 33 = 48.
  - Delayed permit for time being. If need be for parking, we have temporary walls around the dumpster so we could move dumpster where carts are and make two compact car spots there. The vending machines would also have to be moved, perhaps in gym.
  - If get permit, we have contractor for all four projects and could start work after 2022 ski season finishes.
- Homeowners Lockers

- Everyone will have to clean out their lockers. Will send a note with a time frame to homeowners when has to be done. Will have temporary bins.
- Would expect completed prior to summer 2022

- Laundry Room
- Lobby
- Garage Painting

8. Snow Melt System

- All set on this

9. Pool Area Night Lock: Bryan Kretschmer

- In winter, we had some "partiers" at the pool. We put a new camera by the hot tub that are motion detectors and Joel gets a text if movement at pool after 10:30/11:00 and he can speak through speaker
- We haven't had incidents since so will keep an eye on this and wait and see

10. HOA documents

- Jen will be there on March 18, 19 to sign

11. New Business

- No new business

12. Motion to Adjourn

- Ed Stratemeier made motion to adjourn, seconded by Al Larson. Meeting adjourned at 4:37pm MST