

Westwind HOA
Board Meeting via Teleconference
November 3, 2021 – 4pm EST

Minutes

Attendees:

Bill Markus
Al Larson
Jennifer Jackson
Ed Stratemeier
Kevin Rinke
Steve Mac Donald
Bryan Kretschmer
Mac Garnsey
Sean Reynolds

Topics Discussed:

1. Financials (8/1/2021-9/30-2021)
 - Mac presented first two months of fiscal
 - Incidental maintenance at \$4k so may want to think about bringing that up
 - Reserve we like to be in \$150-200k range. Now at about \$110k and adding so comfortable
 - Within budget but only two months have passed so too early
2. Natural Gas Contract
 - Runs through November 2021
 - Currently negotiating new contract and will come back to board with proposals
3. Insurance
 - Feel adequate coverage for building
 - Each owner we recommend having \$200 per sq foot
4. Westwind Renovations – target starting work next Spring
 - Ski Lockers: Secured Leslie and almost secured Mike as contractor, Layout is done, Securing smaller details – door handles, etc. Feedback – make sure details are clear before confirming Mike
 - Homeowners lockers: moving forward
 - Lobby: moving forward
5. Legacy Lazier Building
 - Biggest concern: What are they going to do on our property?
 - i. Transformer – we hired electrical engineer and pushed back on their use. They could use for a connection point without using our power which would save them money. Then what's in it for us?

- ii. Soil nails – They wanted to drive them under our pool. We hired engineering firm and are waiting for their report. Soil nails are steel rods and drive 5-6 feet from bottom of our pool. Question – is pile driving worse? We also hired a geologist to see if would create a sink hole under our pool and waiting on that report. Discussion will continue at next meeting
 - iii. Crane – not going to happen
 - Building schedule – unclear but currently next spring is our estimate. Per Steve, to date there are 0 pre-sales and they need about 10 contracts in place for financial backing
6. Water Hammer in building problem
- High pressure not good for our old pipes so need to stop using air hammers
 - Getting quotes from plumbers on what we need
 - **Follow up Question:** Is this a Westwind issue or an Owner issue in regards to cost
7. Amended Governing Documents
- We all have to sign them w notary. Familiarize yourself with them
8. Maintenance Schedule
- Bryan provided an update via email for us to review
9. Next meeting – in-person dates
- **Feb/March 2022 – Board members send Bill possible dates**
10. New Business
- Kevin: question in sq footage contribution as it relates to common areas. Do the owners lockers sq footage amounts reflect their contribution amounts? Bill, at the HOA meeting the Amended Homeowners Declaration approved by over 80% vote reflects that the cost of renovating the Homeowners lockers be allocated based on percentage of interest in common elements. The board discussed/acknowledged Kevin’s dissenting position. The board agreed we must follow the Westwind Condominium Declaration.
11. Motion to adjourn Ed Stratemeier, Seconded by Al Larson. Meeting adjourned 5:23pm EST