

## Minutes for the Westwind Summer Board Meeting via Zoom

June 22nd, 2023

### Present

Bill Markus	President
Al Larson	Vice President
Jon Clark	Secretary
Suzanne Hickox	Treasurer
Kevin Rinke	Board Member
Steve MacDonald	VMC
Sean Renolds	VMC
Mac Garnsey	VMC
Sally Alward	VMC

Bill Markus called the meeting together at 10:00 a.m. MST

Bill Markus moves to make Suzanne Hickox a board member and current Treasurer. Al Larson seconds, unanimously approved.

### Meeting Minutes

Bill Markus moves that the minutes from the Feb 28, 2023 board meeting be approved. Al Larson seconds, unanimously approved.

### Insurance Review:

Kevin Rinke has reviewed the current WW HOA policy with Steve MacDonald and Steve Dorrado. Kevin's conclusion is that we are under-insured with the current costs of construction. Kevin also felt that the board should mandate a standard of insurance be implemented for individual owners. Steve MacDonald states that we are currently insured for \$27,000,000, we should be insured for \$34,000,000. The additional coverage would cost an extra \$10,000 per year. Jon Clark moves to raise our insurance limit to the \$34,000,000 figure. Suzanne seconds, unanimously approved.

### Painting and Carpeting in the back hallways and garage

VMC's Joel and Adam submitted the lowest bid to do the job. Work is to be done in the fall. Suzanne moves to have Joel and Adam do the work, Jon Clark seconds, unanimously approved.

### Natural Gas Bills

Bill Markus states that at some point it might make economic sense to switch from the current supplier, Symmetry, to Xcel. Mac Garnsey agrees but we should wait until the approved rate increase expires with Xcel, otherwise we would be paying for the increase twice. Further evaluation is needed.

### Rusty Spike Invoicing

Al Larson states that the ball is currently in Mike Krone's, owner of Rusty Spike, court. Mike has not responded to Al's latest e-mail telling Mike that his final billing is outrageous and unfair. The consensus is to take no action until he responds. Suzanne states that because there was no signed contract with Rusty Spike if litigation occurs, neither party's legal fees are recoupable.

### **Legacy and Elevation Projects**

Bill Markus states that both projects that were scheduled to be built in the parking area in front of Vantage Point have been officially canceled. Steve MacDonald believes it would be 3 – 5 years down the road for a new project to be resurrected.

### **Pool and Hot Tub Area**

Al Larson states that the replacement pool cover has not come in yet. Sally was to check on the status of the order. The hot tub has been re-grouted. The broken underwater light has not been repaired. It is to be done this fall.

### **Balcony Review**

Bill Markus states that we should have a company review the condition of the balconies. Steve MacDonald states that the main problem causing deterioration is a flashing and sealing issue. VMC is going to try a new fix on the 304/404 balcony this fall. Bill Markus states the balcony issue needs to be discussed at the annual meeting.

### **Budget for Next Fiscal Year**

Mac Garnsey states that a new budget should be approved by the end of July. The dues should be raised by 11% for the upcoming year. The budget is to be approved by the board within the next month.

Jon Clark moves that the meeting be adjourned. Al Larson seconds. Unanimously approved.