

## **First Westwind Homeowner's Meeting Minutes**

September 9, 2023

### **Present:**

Bill Markus	President HOA Board
Al Larson	Vice President HOA Board
Jon Clark	Secretary HOA Board
Suzanne Hickox	Treasurer HOA Board
Sean Reynolds	Vice President VMC
Mac Garnsey	VMC Finance

Bill Markus called the meeting to order at 9:33 a.m.

### **Roll Call**

Sally Alward called the roll, a quorum was declared

### **2022 Meeting Minutes**

Bill Markus asks for a motion to approve the 2022 minutes. Mark Lampert so moves, Mark Johnson seconds, unanimously approved.

### **Mandatory Homeowner's Education**

Bill Markus explains the duties of Board Members & Directors

### **Vail Management Report**

- Sally Alward reviews current on site staff
- Mac Garnsey reviews current off site staff and duties of the staff in general
- Mac Garnsey reviews the rental data on the 21 units that VMC manages. In 2023 to date the Westwind is having a record rental year. The Vail Market in general is down
- Discussion occurs on the management fee being subsidized by the rental units. The conclusion is that it will be studied and addressed at the next annual meeting

### **Old Business**

- Insurance: The Westwind was underinsured. The value insured has been raised from \$25,300,000 to \$33,687,000
- Legacy and Elevation Projects: Both projects have been cancelled
- Rusty Spike billing: Rusty Spike was the chosen contractor to do the latest common areas remodel. An original bid of \$232,000 was submitted. Additions to the projects brought an estimated additional cost of \$50,000. Rusty Spikes' additional billing was \$203,000 not \$50,000 with no justification for such a large increase. Steve Hickox moves that the Westwind refuse to

assess the owners to pay the \$203,000 bill and deny payment of any amount. The move was seconded by Mark Johnson, unanimously approved. No further payment to Rusty Spike will happen without HOA approval.

- Garage Ventilation: Al Larson states it needs to be upgraded. Al Larson and Sean Reynolds will contact our mechanical engineer to determine how to upgrade.

### **New Business**

- South Hallway Painting and Carpeting. Suzanne suggested we paint the garage bright white. The back hallways will match the rest of the building. Work will be done before ski season.
- Balcony Engineer Review: We have an estimate of \$6,000 to have B L & E Engineers recheck the condition of the balconies. Recommendations would be made to repair any deficiencies. Conclusion was to go forward with the review.
- E.V. Charging: Bill Markus suggests we investigate an outdoor charging station in the outdoor parking area. Larry Hill will investigate things and report back.

### **HOA Financial Report**

- Mac Gernsey summarizes the financials that are contained in the written packet.
- An outside audit was performed on the latest fiscal year. The audit figures matched the internal figures.
- Fiscal year end 2023 showed \$213,000 cash in the bank with \$43,000 in receivables due
- Repairs and Maintenance was over budget by \$31,597 mainly related to pool maintenance and general repairs of the building. A glycol leak due to a pump seal failing was a major expense
- 2024 Budget: it will contain an 11.2% increase over last year. Insurance is up due to raising the amount insured and including roof snow removal. Mark Lamphert moves to approve the budget, seconded by Steve Hickox, unanimously approved.

### **Board Elections**

- A slate is submitted as follows:
  - Bill Markus            President
  - Al Larson             Vice President
  - Jon Clark             Secretary
  - Suzanne Hickox     Treasurer
  - Kevin Rinke

Mark Lamphert moves to approve the slate, seconded by Mark Robinson. Unanimously approved

A motion to adjourn is made by Mark Lamphert, Suzanne Hickox seconded. Unanimously approved

Meeting adjourned at 12:31 p.m.