

First Westwind Homeowner's Meeting Minutes

March 4, 2024

Present:

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

Additional Owners Present:

- Ron Peterson
- Lee Olch
- Don Meier

Bill Markus calls the meeting to order at 3:16 pm.

September 23rd HOA Meeting Minutes were reviewed and accepted.

Financials:

- 1.0 Mac reviews the financials from 11/1/23 to 1/21/24
- 2.0 Discussion occurs about "self insuring" the HOA from Natural Gas with setting up a reserve. Nothing definite was decided.
- 3.0 The Balance Sheet is reviewed. Mac suggests that the HOA should pay attention to the building "components" that are nearing the end of their life. The aging water pipes throughout the building is discussed. Mac suggests we do a reserve study for the components of the building. Discussion ensues. No motion is made.

Lobby Entrances from Office:

- 1 Sally reviews the finishing and installation of the Lobby doors.

Rusty Spike Situation:

- I. Suzanne Hickox gives a review. Mike has not moved off the fact that he is owed over \$200,000. Kevin Rinke suggests that the board makes Rusty Spike a \$75,000 offer as a final paid in full payment. Mike would have to sign the appropriate releases. Discussion concludes that the offer be made through our Attorney. The offer would be contingent on HOA approval. Kevin moves to the above, seconded by Jon Clark. Unanimously approved.

Balcony Review:

- Discussion occurs that at least 12 balconies are in need of repair. Steve suggests that we pay BC&E Engineering to only look at one balcony to examine condition and recommend repairs. Since all the balconies are constructed alike, we could apply the same fix to all in need of repair. Al Larson moves to have BC&E study one balcony and give us a report, seconded by Suzanne. Unanimously approved.

Garage Ventilation:

- Sean summarizes the situation saying the first proposal, Option A, was very costly. He recommends we explore other options. Sean and Al are to move forward towards other options.

Projects Update:

- Hallways have been carpeted and painted on the south end of the building.
- Court Yard entrance doors are installed.
- EV charging is still to be looked at. Larry Hill is to be investigating.

New Business:

- Contractors renovating units must sign off that they will comply with the renovation rules of the HOA.
- Don Meier speaks to the fact that two units on the 1st floor had construction being done during the ski season which is not supposed to occur. Construction is ongoing in Unit 102. Don wanted it stopped. The conclusion was that the board approved it with certain stipulations and could not stop the work entirely at this time.

Kevin Rinke moved to adjourn the meeting,