NOTICE

Meeting of the Board of Directors
First Westwind at Vail Condo Association

DATE: Thursday, September 11th, 2025

TIME: 9:00 AM Mountain Time

PLACE: Zoom Conferencing

Join Zoom Meeting
https://us06web.zoom.us/j/84568135534?pwd=9ILlLdK5ebNm5atdCQhCz5oAli4efd.1

Meeting ID: 845 6813 5534
Passcode: 405274

One tap mobile
+17193594580,,84568135534#,,,,*405274# US
+12532158782,,84568135534#,,,,*405274# US (Tacoma)

First Westwind at Vail
HOA Board Meeting
Agenda
Wednesday, September 11th, 2025
Zoom Conferencing
9:00AM (MST)

Call to Order

Approve Last Meeting Mintes (February 28th, 2025)

Board of Directors - Officers Election

Old & New Business

- Discuss Future Meeting Dates
- Official Westwind Board Email

Adjournment

First Westwind Homeowner's Meeting Minutes

February 28, 2025

Location: Antlers Lodge – Elk Room

Present:

Bill Markus	President HOA Board
Al Larson	Vice President HOA Board
Jon Clark	Secretary HOA Board
Suzanne Hickox	Treasurer HOA Board
Steve MacDonald	VMC President
Mac Garnsey	VMC Finance
Sally Alword	MMC Manager
Lee & Marsh Olch	Owners
Sue & Bill Herford	Owners
Ed & Kathy Delany	Owners

Bill Markus calls the meeting to order at 3:04 pm.

2024 Meeting Minutes:

- Bill calls for a motion to approve March 4, 2024 Board Meeting minutes. Al Larson moves for the minutes to be approved as is. Suzanne Hickox seconds. Unanimously approved.

Financials: Presented by Mac Garnsey

- There is currently an audit of the HOA books underway by McMahan & Associates. Fiscal Year 2024, which ended in July 2024, is being audited.

- The second quarter balance sheet was reviewed. Financials are pretty much on schedule with $191,000 in the bank.

- The income statement is reviewed. We are currently under budget through the 2nd quarter. Legal expenses are the outlier with legal being over budget.

- Common property replacement cost summary is reviewed. Discussion ensues about having a reserve study done which would address the replacement costs of the common property along with an analysis of our reserve account. Jonathan Clark moves to have $4000 set aside to contract an outside firm to do an official reserve study. Seconded by Al Larson. Unanimously approved.

Old Business:

- Bill Markus discusses items previously approved. All past approved items are either completed or are currently in progress.

Updating Governance Policies:

- Charlotte Roth, Attorney, has recommended we update our Governance Policies to bring us into compliance. She has provided a redlined version of a draft of the updated policies. Suzanne Hickox moves to approve the new version. Bill Markus seconds. Unanimously approved.

Balcony Repairs: Presented by Steve MacDonald

- A study was done to determine what needs to be done to upgrade the balconies. The study was done by BC&E Engineers. The study and recommendations were presented to Y.C. Construction for a bid to repair what is considered the worst balcony, Unit 404. The bid price was $28,000. We will go back to the contractor to revise their bid to only rebuild portions of the balcony as opposed to rebuilding the entire balcony. Additional bids will be attained before proceeding. Ideally, Unit #404 balcony will be repaired before the summer season. A motion to proceed as above stated was made by Suzanne Hickox, Al Larson seconds. Unanimously approved.

Garage Ventilation: **Presented by Al Larson**

- The job is underway at the time of this meeting. The job should be completed by mid-March.

Gutter & Downspout Repairs: **Presented by Bill Markus**

- The repairs are already approved and will be completed in the spring. This consists of installing gutters and downspouts on certain sections of the building that currently do not have them.

Building Plumbing Review:

- Al Larson and Sean Reynolds are working on a proposal to present to the owners at the September HOA meeting.

New Business:

- Rusty Spike has instituted a lawsuit against the HOA due to non payment. The case has been turned over to our insurance company. We have certain coverages for lawsuits being instituted against the HOA.

Adjournment:

Al Larson moves to adjourn the meeting, seconded by Lee Olch. Unanimously approved.