

First Westwind Board of Director's Meeting Minutes

October 2, 2025

Done Via Zoom

Present on Zoom:

Suzanne Hickox	President HOA
Al Larson	Vice President HOA
Jonathan Clark	Secretary HOA
Igor Billy	Treasurer HOA
Steve MacDonald	VMC President
Mac Garnsey	VMC Finance
Matt Debus	VMC Construction Manager

Call to Order:

Suzanne Hickox calls the meeting to order at 11:01 a.m. The minutes of the February 28, 2025 Board Meeting are approved.

Reserve Study:

- Mac begins discussion of the Reserve Study we had done. The result of the study basically said our reserves are weak. Mac states that most HOA's that they manage who have had reserve studies done have also been in a "weak" situation. The studies usually suggest much larger funding amounts than HOA's normally carry.
- Steve MacDonald states that the study is useful in that it helps plan what items need to be addressed in the near future.
- VMC will inspect the Reserve Study list to come up with a list of what they feel should be addressed in the next few years.

Electrical Issues:

- Unit 408 has had electrical problems and is currently without power. There was a faulty breaker and burnt busing in the meter room in the garage. The estimate on the repairs needed to get 408 up and running again is \$7,500 - \$15,000. The project will be done as soon as possible, once the required permits and inspections are obtained.
- It was felt that a study should be done on the current electrical system for all the units. A motion was made by Igor Billy to authorize \$15,000 for said study, seconded by Al Larson. Unanimously approved. The study will be done by Stan Humphreys, an Electrical Engineer.

Adjournment:

Suzanne Hickox moves to adjourn the meeting. Seconded by Igor Billy. Unanimously approved. The meeting is adjourned.