



**WILLOWS AT VAIL CONDOMINIUM OWNERS ASSOCIATION
ANNUAL MEETING
SATURDAY, SEPTEMBER 16, 2017**

Minutes

Meeting commenced at 9:10 AM

Roll Call and Introductions: John Connell, David & Wanda Yrastorza, Jaime Yrastorza, Steve & Becki Campbell, Mike & Ruth Lebeau, Curt Freed, Rod & Terri Nowadzky. By phone: Nancy Warshofsky, Billy Rice, By Proxy: Georgina Lagos, Franco Cibebe (2), Tim Stanny, John Pinto, Carl Thoma, Cristalle, Gene Cloud, Tracy Tally, Marsha Alperin.

Proof of Notice of Annual Meeting: Sent by email and attached to minutes.

Quorum of Owners and Proxies (20% of the total voting power of all owners from each class [4 votes]) 10 proxies plus 7 present.

Report from Board of Directors. John Connell advised the meeting that the Condominium Association is in good financial shape with almost a quarter million dollars in cash, the group has good reserves for the building.

Report from General Manager. Tim Hargreaves let the meeting know that the building was repainted last fall using a stronger tint to the stained areas and so far after a winter and a summer is holding up well. The garage door was replaced with a residential fiberglass door which is quieter than the old roll up door and should be far easier and less costly to maintain than the old door. There were two leaks last winter from the roof. The cause was freeze/thaw due to extremely warm February temperatures. The "new" roofing company will inspect the roof prior to heading into this winter to give us the best possible chance of avoiding leaks this coming season.

Budget Approval (Budget does not need a vote but a majority of owners can vote to reject the budget). There were no objections to the budget as presented and consequently the 2018 budget (attached) was approved. There is no increase in the owner's assessments.

Old & Unfinished Business. There was no old or unfinished business.

New Business. There was no new business.

Election of Officers. A motion to approve nomination of three existing board member; Ted Alfond, Matt Peck and John Connell was made and seconded. There were no objections. Board remains the same.

The meeting adjourned at 9:30 AM.