

**WILLOWS CONDOMINIUMS AT VAIL
HOA MEETING 9.18.21
MINUTES**

Present: John Connell, Steve & Anne Lebeau, Carl & Marilyn Thoma, Franco & Margaret Cibele, Curt Freed, David & Wanda Yrastorza, Steve Campbell, Tim Hargreaves

Present over Zoom: Tonia Lutch, Ted & Barbara Alfond, Gene Cloud, Tracy Tally, Randy Fishman, Nancy Warshofsky, Matt & Blaine Peck, Mike Lebeau

Proof of Notice: The meeting notice will be attached to the minutes.

Quorum established: A quorum was present at the meeting.

The main purpose of the annual meeting is to approve budget and elect officers. Issue with remodel in 205. John Connell alerted the meeting to an ongoing situation with a remodel in unit 205 and asked Tim to brief those present. Tim explained that a remodel commenced in the unit this spring. The unit was completely demolished including drywall, floors and ceilings. The HOA documents require permission from the Board of Directors for work that alters any exterior features of a unit but also requires that permission for any changes, alterations, or incursions into the common areas. Those occurred when the contractor entered the walls and ceilings. In addition, the contractor began trenching the concrete floors to accommodate changes in plumbing. The Board was made aware of the situation, and they issued a cease work notice to the contractor. The original Structural Engineers (KL&A) for the building have inspected the work and the Board is awaiting their report to determine if the incursions into the concrete have created any structural issues. Additionally, a local contractor, Jay Carlson, has inspected the unit to assess any issues with other aspects of the demolition. It is anticipated that when there is a resolution with the contractor that Jay will perform a role as "Owner Representative" on behalf of the HOA.

Tonia Lutch, the owner of unit 106 – the unit below unit 205 – spoke to the meeting and explained that she became aware of work from her unit monitoring equipment that detected audio noise in the unit. Change is being made to plumbing, which is stacked for the units above as well as below, and that is a cause for concern. Plans that were approved by the Town of Vail, called for concrete slabs to be x-rayed prior to work and specifically stated that jack hammers should not be used. Additionally, they permitted incursion into the concrete to a level of only 1 inch deep. The actual trenches were all the way through the concrete to the rebar and ceiling pan to a depth of several inches. Preliminary reports suggest that remediation will be necessary.

Steve Campbell asked if the Town of Vail has inspected the remodel. John responded that they had but they don't inspect for structural issues. John also remarked that we will need to hire someone with qualifications to make sure things proceed properly, and Tim will manage the consultants. Ted Alfond commented that we need to be concerned more the structural items and that this needs to be thoroughly monitored. There is also a need to tighten up the rules for future construction going forward. John noted that Richard Hinds, Willows Quartershare Board Member and Washington DC attorney, has drafted new regulations which have been submitted for review to the HOA Board. Randy Fishman noted that she appreciates the Board looking into things going forward and commented that many times in multi-family units, adjacent units are photographed prior to work commencing and inspected as work progresses. She suggested that inspections be part of the proposal and perhaps added to the rule changes.

John summarized that the Structural Engineering report should give us a clearer understanding as to whether any structural element has been compromised. There is clearly a relationship between the contractor and the owner of the unit – the HOA does not have a relationship with the contractor, rather all correspondence regarding this should be between the HOA board and the owner of the unit. Barbara Alfond suggested that information on this ongoing situation be disseminated to the ownership in general. John responded that he saw no problem with that.

Budget Approval: Tim presented the proposed budget for 2022 which includes a proposed 5% increase to the prior year. John noted that we will be working on a reserve study to determine useful life of building components. Our current reserve is \$250,000 and a study will determine if that is adequate. This will be completed over the next six months. John explained that no approval necessary to approve the budget, but it can be objected to with a negative vote. There were no objections to the budget, and it was consequently approved.

New Business: Gene Cloud requested a description of the situation for electric vehicle charging for our building. Curt Freed responded that he has an electric vehicle and that he plugs into a 110 outlet in parking garage and that this is adequate. It was discussed that higher amperage could be considered, but that the cost of infrastructure is more costly than paying for folks to charge their cars. There may be potential for subsidies for infrastructure improvements. There was discussion as to whether electric car owners are being subsidized by the HOA providing electricity for free.

Election of Board Members: The existing Board is comprised of John Connell, Tonia Lutch and Ted Alfond. A motion to reelect the current Board to a new term was made by Tracy Tally and seconded by Carl Thoma, there were no objections.

Meeting Adjourned: A motion to adjourn was made by Franco Cibebe and seconded by Steve Campbell. The meeting adjourned at 10:15 AM.



August 9, 2021

Notice of Annual Meeting for:

**Willows at Vail Homeowners Association
Willows Quarter Share Condominium Owners LLC
Willows Management Company LP
Willows Condominium Association**

The Annual Meeting for the above listed organizations will be held on Saturday, September 18, 2021 at 9:00 a.m. at Vail. This is your official notification of this meeting and we encourage all owners to attend. An agenda and financial reports will be sent out prior to the meeting.

If you are not able to attend the Annual Meeting, you may select an individual to vote as your proxy. A proxy is enclosed with this notification. Please indicate your choice of proxy, sign and date and return the form to the Willows no later than September 18, 2021.

Reservations

If you require accommodation for this time-frame please call Tim Hargreaves:
970.476.2233 x 107.

Owner Reception

We are planning on an owner reception on the Friday prior to the meeting. More details to follow.