

## **Willows at Vail Condominium Homeowners Association**

**Annual Meeting Saturday, September 19, 2020**

**Present:** Mike Lebeau, Richard Hinds, Rod & Terri Nowadzky, Nancy Warshofsky, Tracy Tally, Gene & Christine Cloud, Curt Freed, David & Wanda Yrastorza, Franco & Margaret Cibebe, John Connell, Tim Hargreaves

**Zoom:** Steve Campbell, Tonia Lutch

Meeting commenced at 9:00 AM

John Connell opened the meeting. Willows HOA manages the entire building for Quartershare and wholly owned unit owners. We hold two meetings today; the first meeting is for the HOA. Owners introduced themselves.

Copy of notice to be attached to minutes.

A quorum for the meeting was not established as the whole owner representation did not meet the mandated number of owners present either in person, on zoom, or by proxy. At this meeting, the annual budget for the following year is presented. A positive vote is not required to pass the presented budget.

### **General Manager Report**

**BUILDING** – Major issues in the last 12 months have been building leaks, spa pump issues, fire sprinkle leaks, elevator issues, building/unit locks where there have been ongoing issues with keys failing.

Locks are one issue that should be addressed. Tim has a bid to change locks from the current Ving keycard system to a keypad system. This should eliminate the issues and provide a system that is more customizable for owner and renter use. The cost of the new locks is included in the presented budget.

**BALANCE SHEET** – Total cash \$290,182 – increase of \$24,250 over this time last year

**P&L vs. BUDGET LAST 12 MONTHS** – Total expense for the last 12 months was \$351K against a 2020 budget of \$347K. Total assessment for 2020 is \$380K, so we are looking at a surplus barring large unforeseen expense.

**2021 BUDGET** - we are suggesting with this budget to keep dues unchanged at \$380K.

Motion not to reject the budget was made by Tracy Tally and seconded by Richard Hinds.

There was no old business.

New business covered by Tim in his report. Gene Cloud brought up the possibility of electric car charging facilities. Curt Freed, who has an electric vehicle felt that existing 110V service is acceptable. There are high speed chargers available at locations in the valley.

**Election of Officers.** Tim reported that he heard from existing board members of Ted Alfond, John Connell that they were willing to serve another board term. Tim had not heard from Matt Peck. Tonia

Lutch (present on Zoom) indicated she was willing to serve a term. A motion to elect Ted Alfond, John Connell and Tonia Lutch was made by Franco Cibele and seconded by Richard Hinds. Motion passes.

Adjournment. 9:40 AM. Motion Richard Hinds and seconded by David Yrastorza.

### **COPY OF MEETING NOTICE INCLUDED**

August 7, 2020

#### **Notice of Annual Meeting**

Willows at Vail Condominium Owners Association Annual Meeting will be held on Saturday, September 19, 2020 at 9:00 a.m. at Vail. This is your official notification of this meeting and we encourage all owners to attend. We have attached an agenda for the meeting with this notice.

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, 2020.