

Willows Quarter Share Meeting Minutes 2023

Roll Call: In person – John Connell, Franco and Margaret Cibebe, Nancy Warshofsky, Cheryl Chantilis, Richard and Pam Hinds, Rod and Teri Nowadzky, David and Wanda Yrastorza, Curt and Nancy Freed, Tim Hargreaves, Erica Cavanna. **Zoom:** Eric and Mary Cornetta-Brown, Steve and Barb Landwehr, Osman Nalbantoglu, Jeff Mark. **Proxy:** Steve Lebeau, Gene Cloud,

Opening Remarks – John Connell commenced the meeting at 1:45 PM

Proof of Notice of the Annual Meeting – notice emailed August 8, 2023

Quorum of Owners – Confirmed (6 owners present in person or by proxy.)

Approval of Minutes from September 17, 2022 – A motion was made to approve the minutes from the prior meeting. Hearing no objections, the motion passed.

Report from the Board of Directors – John deferred to Tim to report first.

Report from the General Manager – Tim shared with the meeting the recent passing of long-time owner Dr. Al MacGillis. Dr. MacGillis was a strong supporter of the Willows, and his presence will be deeply missed by loved ones and friends. Dr. MacGillis obituary:

<https://www.beckerritter.com/tributes/Alexander-MacGillisMD>

Financial Report:

Balance Sheets as of August 31, 2023. The cash position at Willows Quarter share - \$378,688 this year compared to \$378,089 at this time last year. At Willows Management, \$241,118 compared to \$285,348 this time last year. Advanced deposits are at \$131,237 this year compared to \$122,170 last year, for QS. For WMLP they are at \$103,616 compared to \$149,284 last year.

Profit and Loss Statement WQS:

Tim reviewed the financial reports that were sent out with the meeting information emails.

Overall, there has been a lessening in demand compared with the post-covid period. Bookings are returning to a more normal historical pattern. The meeting discussed the pros and cons of “resort fees” as a revenue tool.

New Business

Replacement of mattresses and box springs. Tim reported that mattresses and box springs were replaced in 2019 after 10 years of use. There was discussion about replacing mattresses with non-pillow top mattresses next time. Tim let the meeting know that he has ordered additional down pillows. It was agreed that a mixture of pillow types should be added to the king and twin beds. Pam Hinds made a motion to form a committee to advise management and the Board regarding linens, bedding, and toiletries. The committee will address furniture upgrades and be responsible for interfacing with a design professional who will be hired to help with design advice on upgrades. The motion passed.

Gym membership update – The Lodge at Vail has authorized the Willows pre-purchase of gym access tickets. It was agreed that these tickets should be made available to both Willows owners and guests but there should be a charge for this amenity.

Condition of wood furniture as building ages. The owners discussed keeping wood furniture maintained with touch ups both in units and in the common areas and particularly the lobby. It was noted that staff had recently done this in the lobby and the furniture looked great. This maintenance is important in extending the life of the furniture.

Bike rack for the side of the building. There was discussion about adding a bike rack to help alleviate the bike storage at the entry to the building that occurred this summer. It was agreed that this was a building issue that should be referred to the HOA constituency. There was also a recommendation of adding a parabolic mirror to the driveway to aid drivers entering and exiting the garage. This will also be referred to the HOA.

Election of the Board of Directors: A motion to elect the following members to the Quarter Share Board: Richard Hinds, John Connell, Curt Freed, Osman Nalbantoglu, and Cheryl Chantilis. The motion passed.

Motion to Adjourn: Meeting adjourned.

Wednesday, August 9, 2023

Subject: Notice of Annual Meetings - September 16, 2023

Dear Homeowners and Members,

I hope this letter finds you well. We are pleased to announce the upcoming Annual Meetings for the following organizations:

Willows Quarter Share Condominium Owners LLC - Meeting scheduled for 1:00 PM

Willows Management Company LP – Meeting for all Partners in the Willows Management Company LP

The Annual Meetings have been scheduled to take place on Saturday, September 16, 2023, at 1:00 PM. The meetings will be held at Vail, and Zoom calls will also be available. These meetings will follow the earlier meeting of the Willows Condominiums at Vail Association, the home owners association which represents all owners in the complex, the quarter share owners and the wholly owned units.

Agenda and Financial Reports:

An agenda detailing the items to be discussed during the meeting, along with the financial reports of the respective organizations, will be sent to all members prior to the meeting date. Please review these materials beforehand to better understand the topics that will be covered.

Proxy Voting:

For those who are unable to attend the Annual Meeting, you have the option to appoint an individual as your proxy to vote on your behalf. A proxy form is enclosed with this notice. Kindly complete the form, indicating your chosen proxy, and ensure it is signed and dated. Please return the proxy form to the Willows no later than September 16, 2023. The current Board of Directors is comprised of:

John Connell, Richard Hinds, David Yrastorza, Curt Freed, and Osman Nalbantoglu

It is suggested that owners choose one of the Board as proxy.

Owner Reception:

In addition to the Annual Meeting, we are planning an owner reception on the Friday preceding the meeting. More details regarding the reception will be communicated to you in due course.

Your active participation in the Annual Meeting is highly valued as it provides an opportunity to discuss important matters concerning our community and make informed decisions for the future.

Thank you for your continued support, and we look forward to seeing you at the Annual Meeting.

Sincerely,

Tim Hargreaves