

**West Village Condominium Association
Annual Owners Meeting
April 11, 2023**

Minutes

The Annual Meeting of the West Village Condominium Association (hereinafter the “WVCA”) was held at 6:00 pm, Tuesday, April 11, 2023, via Zoom.

Attendance

The following Directors were present and acting:

- Vince Jones – D102
- Deron Dircksen – D201
- Michele Ziccardi – A201

Owners in attendance:

- Alex Huck – I201
- Kevin Kromer – G101
- William Simon – B101
- Maricela Pinela – I102
- Colin Terry – I202
- Gretchen Ebbeson – C102
- Daniel Gonzalez – A102
- Erik Sandoval – B102

Also in attendance:

- Vincent Vigliotti - Slifer Management Company
- Karen Parra - Slifer Management Company
- Claudia Wells – Accountant/ Bookkeeper

Call to Order

Karen Parra, noting a quorum was present, called the Board Meeting of the West Village Condominium Association to order at 6:04pm.

Agenda Discussion

Review of last year’s Annual meeting minutes began. An explanation and brief summary of the Minutes was provided for new owners. There being no further questions or concerns,

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept the Annual Meeting Minutes of 2022.

A review of the financial documents presented by Claudia Wells followed. The Association financials are looking better than the prior year and came in with \$178 to spend upon closing 2022. The Association continues to make deposits into the Reserve account and funding that for future work. A moment for questions was allotted, none were made.

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Explanation and review of the 2023 Proposed Budget was presented by Vince Jones. It was explained that the cost of living throughout Eagle County based on the CPI, has increased 6.3%. This being the case the Board took this into account and increased all line items by 6.3% and any surplus that may remain at the end of 2023 will be rolled into the Reserve Account. The point of this method will be to keep Dues the same for the 2023 year, and also try to make up for any increases that the association may be faced with when operating. Questions were made about how it was determined what work may be upcoming. It was explained that the Reserve Study Analysis provides estimated dates by which the association can base their funding off of, as well as timely inspections to determine current states of the items. Deron chimed in and explained that with the special assessment of a few years back, some owners really felt an impact. In order to mitigate that problem, the dues were increased and \$55,000 was contributed to the reserves. In 2023 the reserve contribution will be that of \$45,000, with no increase. There being no further questions or concerns,

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept the 2023 West Village Condominium Association Budget.

The following item on the agenda was the Board Member Election. This year, three seats were up for Election. There was a 1-year seat, which Vince Jones volunteered for, a 2-year seat that Michele Ziccardi volunteered for, and a 3-year seat that Gretchen Ebbeson volunteered for.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept Vince Jones, Michele Ziccardi, and Gretchen Ebbeson as the Board members to fill the seats.

When discussing the Maintenance & Repairs/ Miscellaneous line items of the agenda the following items were brought up:

- The concrete work began over the last few years, and unfortunately the contractor that used to work on this moved away. It was asked that management continue to try and obtain bids for the hazardous sidewalks.
- Some of the roofs are losing shingles and also having some pretty severe ice damming. It was asked if the Board would consider addressing the Ice Dams that are occurring. It was explained that Management does hire a roofing contractor to address items as they come up. Management also mentioned that the Reserve Study does call for roofing work down the line.
- It was asked if Management receives copies of work that individual owners do inside their units. Management explained that copies of those are not billed through the HOA, but if anyone has any questions and would like input from the neighbors, they can email Management to email blast all owners.
- Questions about Comcast coming to West Village were made. Management explained that, though all areas around West Village now have access to Comcast, there is a halt in the project due to the need from Comcast to go through one of the major streets and shutting it down for days to run the wiring from Comcast to West Village. Management to continue following up.

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- It was brought up that Windows may need to be replaced. Board members explained that these are considered Owner Responsibility. It was talked about having Management send out an email survey gaging interest.

Misc. Discussion Management explained that questions on Short Term Rentals have been asked by some owners. The Association does not have any ban or rules against short term rentals currently but explained that any unit with Deed Restrictions is strictly prohibited. Discussion followed about regulating short term rentals and possibility for a fee and registration method for those planning on short term renting.

Adjournment There being no other business to discuss, the meeting was adjourned at 6:54 pm.

Respectfully Submitted,
Karen Parra
Slifer Management Company