

**WEST VILLAGE CONDOMINIUM ASSOCIATION
ANNUAL OWNERS MEETING
JANUARY 18, 2017**

MINUTES

CALL TO ORDER

Steve Stafford called the meeting to order at 6:00 p.m. The meeting was held in the conference room of Alpine Bank, 205 Chambers Avenue, Eagle, Colorado. Steve asked everyone to introduce themselves and they did so.

ATTENDANCE

Board Members in attendance were as follows:

- Rachel Gerlach, Unit E-101
- Jane St. Jean, Unit A-102

Other owners in attendance were as follows:

- Kevin Kromer, Units I-101 and G-101
- Debbie Adams, Unit C-202
- Charles and Steph Broschinsky, Unit E-201
- Alex Huck, Unit I-201
- Ellen Gannon, Unit G-202
- Melissa Renschler, Unit E-201 via conference call

Owners in attendance by proxy were as follows:

- Triple Z Investments / Debbie Adams, Unit C-202 by proxy to Rachel Gerlach

Others in attendance were as follows:

- Steve Stafford, Slifer Management Company, Inc.

ESTABLISHMENT OF QUORUM

Steve Stafford informed those present that pursuant to the Bylaws, the presence in person, via teleconference or by proxy of 25% of all votes entitled to be cast at an annual owners meeting shall constitute a quorum. Since the owners present in person, via conference call and by proxy represented 26.6934% of all votes entitled to be cast, a quorum was established.

APPROVAL OF MINUTES

Steve Stafford had emailed the Minutes from the previous Annual Owners Meeting, which was held on January 7, 2016, to the members of the Association. The Minutes were included in the package of documents for the Annual Meeting that was previously emailed or hand delivered to all members. Steve asked those present if anyone had any questions or comments and there were none. The Minutes were then approved.

FINANCIAL STATEMENTS / 2017 PROPOSED BUDGET

Steve Stafford noted that the most recent financial statements had been emailed to all members of the Association at the same time as the Notice for the Annual Meeting. The financial statements included the following:

- December 31, 2016 balance sheet
- January through December 2016 profit & loss budget performance report including year-end budget comparisons
- Proposed 2017 budget

Steve Stafford presented the financial statements and proposed budget to those present. A discussion followed. The proposed 2018 budget was then approved.

MISCELLANEOUS BUSINESS

There was a discussion regarding miscellaneous topics, including the following:

- An owner asked if management could take a look at the tree in front of Building G.
- An owner said that the plowing and shoveling was not good enough and that a snow cleanup needed to be done. Steve Stafford said that he would have a snow cleanup done, however he said that he thought that M&M Maintenance Services was doing as good of a job as could be expected considering the severe winter conditions that have occurred this winter and considering the budgeted amount for snow removal.
- An owner recommended Fred's Plumbing and said that they had done a good job on a water heater replacement.
- An owner said that there were a bunch of items that had been left near one of the dumpster enclosures.
- An owner pointed out a section of sidewalk that was heaving.
- An owner said that an arborist should probably take a look at the trees on the property.

ELECTION OF BOARD MEMBERS

Steve Stafford informed those present that the current Board Members and terms were as follows:

- Jane St. Jean has a three year term that will expire at the end of 2016.
- Jenni Marquez has a three year term that will expire at the end of 2017.
- Rachel Gerlach has a three year term that will expire at the end of 2018.

Steve said that Jane St. Jean had indicated that she would be willing to continue serving as a Board Member. Steve asked if anyone else was interested in being a Board Member and no one was interested. Jane St. Jean was then reelected for another three year term which will expire at the end of 2019.

ADJOURNMENT

There being no additional business to transact, the meeting was adjourned.

Respectfully submitted,



Steve Stafford, Property Manager