

## Association Board Meeting

1. Call to Order: Meeting was called to order at 12:04 PM
2. Roll Call: Murphy, Rennie, Breivik, Hillman, Simonson, Gonzalez
3. Approval of the Agenda: A motion was made to approve the agenda, motion was seconded and carried.
4. Approval of Prior Minutes
  - a. 05/19/21 Meeting: A motion was made to approve the previous meeting minutes. Motion was seconded and carried.
5. Staff Reports
  - a. Business: Question was asked as to who with the staff was posting meeting minutes to the Owner website. Bailey and Spencer will get trained with web master and get login credentials to begin posting to the website. Elise is processing payroll, Adrian is doing times cards and bank statements, etc. Running camp is full for first two weeks. The block came off the 3<sup>rd</sup> week. 24-hour Covid holds are being removed.
  - b. Facilities: Housekeeping is starting deep cleans and inventory of units. Brief discussion of the pool fence was held. Discussion of the window project was held. Some owners are wanting specific quotes for their units. A question about the color of the outside frame came up. The outside frame will be painted to match. Adrian is getting more quotes.
  - c. Staff Excused
6. Financial Review
  - a. PPP - We have money for PPP2 from a couple months ago. PPP1 has been submitted for forgiveness and we are waiting on reply.
  - b. 21/22 Budget
    - Owner Meeting 6/22 Plan – Sent out ancillary information to owners. Board needs to affirm budget. Question arose as to Owners voting on \$75k for Reserve fund as well as \$30k Special Assessment. Operating budget will include the \$75k for the Reserve fund.
    - Rental Budget Plan – Discussed reviewing Curtis' proposed rental budget and exchange comments.
    - Audited Financial Statements – Bruce Moorer is getting started on the financials.
7. Old Business

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- a. Unit 133 Remodel Conditions – Murphy provided sample insurance requirements for all remodels. Board voted and passed motion to require the list including indemnification for those doing remodels.
  - b. Adrian is discussing with individual owners regarding window replacements. This will be a contract between the Unit Owner and the contractor.
  - c. Internet Next Steps – A quorum will be required to pass the special assessment. This will depend on how many show up for the meeting. It was stated that a 5G plan for \$60.00/month can be had for the office. This will be very slow during the weekends when ski area is full. It was discussed that 5G does not exist as true 5G in the WPVI area.
  - d. Manager Transition – Murphy talked with Curtis and Adrian and staff. Curtis's duties are being spread around between staff. It seems like everything is covered for now and we will re-assess mid-August for making a firm decision. An executive session will be scheduled to discuss further.
8. New Business
- a. Paint Contractor (HB) – Board agreed that Castillo Painting is the best choice. A motion was made, seconded and carried to award a contract to Castillo Painting.
  - b. Siding Related to Window Replacement – Hans will get product literature about siding options. No decision on who is responsible for new siding.
  - c. Manager Vehicle Allowance – WPVI has insurance covering us while Adrian is doing business for WP using his vehicle. Lat Wipplinger will send over insurance requirements for Adrian. Tabled for Executive Session.
9. Adjournment – Motion to adjourn was made, seconded and carried at 2:44 PM.