

West Village Condominium Association, Inc.

Annual Meeting Minutes

November 21, 2013

The annual meeting of the West Village Condominium Association, Inc.'s homeowners was held on Thursday, November 21, 2013 at 6 p.m. in the Alpine Bank conference room.

1. **Call to Order.** The meeting was called to order by Eileen Jacobs of Mountain Caretaker, Inc. at 6 p.m.
2. **Proof of Notice of Mailing.** The meeting notice was sent pursuant to the Bylaws on November 11, 2013 vial regular USPS Mail.
3. **Roll Call/Certification of Proxies/Establish Quorum.**

Unit	Owner Name	Present	Proxy	Absent
A101	Devon Obenauer			x
A102	Jane A. St Jean			x
A201	Michele A. Ziccardi			x
A202	John and Julie Lund		Sousa	
B101	John and Julie Lund		Sousa	
B102	Geoffrey and Allison Marriner			x
B103	Snowden Smith			x
B201	Edgar Luevanos Chavez		Sousa	
B202	Ame and Teresa Onofrey			x
B203	Damien and Kara Fraser			x
C101	Kim and Kathleen Lyons	x		
C102	Timothy and Danielle Mt. Pleasant			x
C201	Mark and Jennifer Thorkildson			x
C202	Jane Zogg			x
D101	Jeffrey and Megan Hawkins		Broschinsky	
D102	Vincent and Frances Jones		Broschinsky	
D201	Brent and Carolyn Drever			x
D202	IPC Investpros, LLC		Sousa	
E101	Rachel Gerlach	x		
E102	Charles and Stephanie Broschinsky	x		
E201	Melissa and Brian Renschler		Broschinsky	
E202	Lynn and Johanna Hyland			x
F101	Willie Mae Pittman		Sousa	
F102	Bruce and Janice Norring - Swantner	x		
F201	Lyle Kellman			x
F202	Mike and Linda Sousa	x		
G101	Diana Hearne	x		
G102	Joseph Helminski	x		
G201	Walter and Jennfier Marquez		Sousa	

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G202	Ellen R. Gannon			x
H101	Lucy Barker			x
H102	Gene and Emily Sack			x
H201	Sarah B. Pachecho			x
H202	Snowden Smith			x
I101	Diana Hearne	x		
I102	Patrick and Maria Dawson - Vazquez			x
I201	Patricia and Alex Huck	x		
I-202	Carol Ann Glasson		Gerlach	

4. **Approval of Minutes.** The minutes of the November 19, 2012 meeting were distributed previously and no comments or corrections noted. Upon motion duly made and seconded, the minutes of the November 19, 2012 meeting were unanimously approved.

5. **President's Report.** Michael Sousa, president of the Board of Directors gave an overview of activity for the year. He started by welcoming the new management team of R.G. and Eileen Jacobs of Mountain Caretaker, Inc. He noted that while landscaping got off to a slow start, new mulch was added to all the buildings and some corrections to the sprinkler system was made. Management obtained three bids and the Board awarded the landscape bid to Brush Creek Landscaping for 2013. Snow removal will be done by a new contractor as well, Rocky Mountain Custom Landscapes. The water main break that occurred this fall was the Town of Eagle's responsibility. Management is waiting to see if they repair the concrete as well, but all other repairs were Town responsibility.

6. **Financial Report.**
 - a. **October 31, 2013 Financial Statements.** Management reviewed the 10/31/2013 financial statements noting that overall expenses are running about \$7,000 under budget year to date. Line item variances were reviewed and explained.

Upon motion duly made and seconded, the owners unanimously approved moving any excess operating funds at year end to the reserves.

 - b. **Reserve Study.** Management is working on a spreadsheet based on the most recent reserve study in 2010. Adjustments must be made based on when painting needs to be done and the amount for roof replacement needs to be bumped up and re-evaluated. Once the study is finalized, it will be adjusted annually at budget time to reflect actuals and distributed to owners. The study and schedule will be posted online.

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- c. **Ratification of 2014 Budget.** The 2014 budget was reviewed. It does not call for an increase in the monthly assessment. The operating assessment will be reduced and the reserve assessment increased.

Upon motion duly made and seconded, the 2014 budget was ratified by unanimous vote.

7. **Election of Directors.** Charles Broschinsky's term on the Board has expired and he did not wish to stand for re-election. Nominations for a one-year term were invited from the floor. Kim Lyons was nominated by Stephanie Broschinsky and he accepted the nomination. There were no other nominations received. Upon motion duly made and seconded, Kim Lyons was unanimously elected to a 3-year term on the Board.
8. **Unfinished Business.** There was no unfinished business brought before the members.
9. **New Business.**
 - a. **Amendment 64 Discussion.** Management distributed an article discussing the potential effects of the legalization of Marijuana on condominium associations. Owners discussed the pros and cons of banning the growing and/or smoking of Marijuana on West Village property. Grow operations use a lot of water and create unpleasant odors. Discussion ensued as to whether smoking on common areas could or should be banned.

The Board will revisit this topic at its next meeting.

10. **Adjournment.** There being no new business to come before the Board, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____

Eileen Jacobs