



September 8, 2021

Dear Homeowner,

Thank you to all of the owners who either attended the Annual Meeting or sent in a proxy. Your participation is appreciated, and it allowed the Association to establish a quorum and hold an official meeting. It's encouraging to see that the virtual format has allowed more homeowners to participate in the meeting than in past years. The draft minutes of the meeting will be included with October's monthly statement and the following is a brief recap of the meeting.

### **Board Election**

During the meeting, the election for the Board of Directors took place. This year Greg Grotke (9-6), Hal Naiman (P-4), and Rhonda Salinsky (15-5) were elected, and the voting results of the homeowners in attendance and Board proxies were the same. Thank you to everyone who expressed an interest in running for the Board and offering their time and expertise in service of the Association.

### **CPA Report**

At the meeting, Jim Cowgill from the CPA firm of Plante Moran reviewed the preliminary results of the 2020/21 financial review. He noted that in spite of the COVID situation, expenses were tightly managed and the Homeowners Association, Club Operation and Rental Operation were successful last fiscal year. This allowed HOA and Club surpluses to be dedicated toward the Capital Reserve Fund, and the Rental Operation surpluses returned to participants in the form of complimentary spring deep cleanings and preventative maintenance. If you would like to receive a copy of the reviewed financials, please contact our Director of Finance, John Russell, at (970) 477-3046 or [jrussell@vailracquetclub.com](mailto:jrussell@vailracquetclub.com).

### **Real Estate Sales**

It was reported that the real estate sales have hit an historic high over the past year with 40 units sold and new benchmark high sales were set for each unit type. We all know that real estate is booming, but it also appears that the significant property improvements have had a positive effect on the values and the VRCMR is very attractive to buyers.

### **Vail Employee Shortage**

The valley-wide workforce shortage crisis was reviewed and the effects on our operations. For example, operating hours are shorter because normally we would have 6 front desk agents and most of the summer there have been only 2 with other department managers filling in to cover shifts. Also, there have been only 2 housekeepers to service rental units and Heirloom restaurant is closed temporarily due to lack of staff. Please remember the staff we have has been working hard under these conditions, so be patient if things are taking a little longer and offer a kind word of thanks.

### **Building and Grounds Report**

Steve Loftus provided a property report and reviewed the newly completed projects with electric vehicle charging stations and the conversion of the dumpster near building 7 to a recycling center. Also, as the major projects come to completion, landscaping improvements are taking place at both the condominiums and townhomes which add to the appeal of our well landscaped property. Steve also reviewed the natural gas fireplace conversions and overall success of the major projects.



### **Rental Committee Report**

Under Committee Reports, Patty Bortz, the Rental Committee Chairperson, reported that business was back and fortunately the direct bookings are up considerably which means less commissions are being paid. Also, July was the best revenue month on record and summer is shaping up to be better than 2 years ago (pre-COVID). Winter pacing is also ahead of normal and appears to show that many travelers continue to have pent up demand for coming back to the mountains. Patty also mentioned that due to so many owners using their units, rental availability was only about 75% of normal which meant that the operation reached a sold out status and would be able to rent more units if they were available.

### **Club Committee Report**

Rhonda Salinsky, the Club Committee Chairperson, reported that business was also booming at the Club. Outside memberships were up over 300 making this one of the best summers on record. She also reviewed the homeowner Family Membership which has the special privileges of including family members up and down the direct family line; grandparents, parents, children and grandchildren, plus a discount booklet that includes 10 free guest passes. Rhonda also announced that the 10 punch cards are now available exclusively to homeowners for only \$200 instead of the guest fees of \$350.

### **Finance Committee Report**

The Finance Committee Chairperson, Greg Grotke, reported that last fiscal year was challenging and thanks to tight control over expenses and better than anticipated revenue, the budgeted losses were avoided. This year's budget is more of a transitional budget that does show some losses, but the Committee has challenged management to achieve a breakeven by fiscal year end. Fortunately, finances are doing better than expected so far this year thanks to the uptick in business. Greg concluded saying the Board looks out for the best interests of all homeowners and the finances are in great shape due to the strong leadership and management.

### **Homeowner Survey – Please participate**

The Annual Meeting provided an opportunity for owners to send in questions, and here is another chance for you to provide important feedback. The Homeowner Survey has been sent out and can be found at: <https://www.surveymonkey.com/r/VRCHOA2021>. The Board is very interested in your feedback, so please take a few minutes to voice your opinions and let us know your thoughts on a number of topics.

Again, thank you to all owners who participated in the meeting and helped achieve a quorum which made our Annual Homeowner Meeting a success.

Sincerely,



Fred Bradford  
President



# Vail Racquet Club

*Back to School!*

September  
2021

## The Old Muddy Gazette

### VRC Class Update

### September



### Pilates Mat

Tuesday's @ 5:30pm (Malin)

### Masters Swim

Monday's—Wednesday's—Friday's @ 7:00am

### Yoga

Monday's & Thursday's

@ 12:00pm (Betsy)

Sunday's @ 5:30pm (Joey)



### Mountain Shoppe

**35% Off**

**Clothing Sale!**



## TENNIS

PRIVATE & GROUP LESSONS  
ARE STILL AVAILABLE THROUGH  
SEPTEMBER, CALL  
AND MAKE AN APPOINTMENT TODAY!  
Call Greg Wanner @ (970)390-3823



### Vail Racquet Club Fitness Center Rules

- Social distancing of at least 6 feet must be maintained at all times.
- Members must accept personal responsibility for their safety and welfare.
- Members must wipe down and sanitize machines, equipment, and accessories before and after each use.
- While working out face masks are highly recommended but not required as long as social distancing is followed.
- Members should continue to bring their own water but towels will now be provided.
- Members must abide by the Vail Racquet Club's Member Pledge

### Health Club Hours

We are open from

**7:00 am—7:00 pm Sunday—Thursday**

**7:00 am—9:00 pm Friday & Saturday**

Pool & Hot Tubs close 30 minutes prior  
to closing.

# Vail Racquet Club



## Member Responsibility Pledge:

*We're all in this together.*

**By utilizing the Club Facility,**

**I acknowledge that I have read, understand and will follow the  
Member Pledge and the Club protocols.**

I accept personal responsibility for my safety and welfare

I will practice good gym etiquette by sanitizing all machines and equipment before and after I use them

I will stay home and not use any of the Club facilities if I am feeling unwell, sick, or displaying any of the symptoms of Covid-19 or any other illness.

To protect myself and others, I understand that a Face Covering is recommended while using any indoor facilities.

I understand that maintaining at least 6 feet of social distancing is a best practice

I will practice good hygiene and wash my hands before and after facility use, and after using the restroom

I will be respectful and considerate of others who are using the Club