

BOARD OF DIRECTORS MEETING

Thursday – August 11, 2022

Minutes

Attendees:

Fred Bradford	President
Patty Bortz	Vice President
Hal Naiman	Secretary
Molly Daniels	Member
Greg Grotke	Member
Rhonda Salinsky	Member
Greg Simpson	Member
Kathy Summers	Member
Peter Koclanes	Member
Tracy Goldberg	Association CPA – Plante Moran
Jonah Hunt	Association Attorney – Orten, Cavanagh, Holmes and Hunt
Matt Ivy	General Manager
John Russell	Association Controller
Lindsay Stadler	Taking Minutes

Call to Order:

The meeting was called to order at 2:02PM. A quorum was established and notice of the meeting was proven.

Approval of the April 22, 2022 Meeting Minutes:

Ms. Daniels made a motion to approve the April 22, 2022, Board of Director Meeting Minutes. Mr. Naiman seconded, and the motion passed unanimously.

President's Report:

Mr. Bradford reported that committee meetings were held this week and in general the VRC is doing very well, and he is proud of everyone's hard work. He noted that it's exciting to see the unit values continue to increase at the VRC and in the Vail Valley.

Treasurer's Report:

Mr. Russell provided a YTD financial update and noted there are no concerns at this time and the combined operations are tracking ahead of budget.

CPA Review:

Mr. Ivy introduced Ms. Goldberg, the CPA with Plante Moran (the Association's independent auditing firm). Ms. Goldberg reviewed the preliminary audit report which should be concluded next week. She was happy to report, they expect to issue a clean audit opinion which is great news for the Association. Ms. Goldberg reviewed the FY2022 Financial Report and discussion followed.

Building and Grounds Planning Committee –

Design Review applications. **Unit 4-18:** The owners requested to install a high security storm door. Discussion followed and it was determined that the style is not consistent with approved

styles. Mr. Naiman made a motion to not approve the security storm door, Mr. Simpson seconded and all agreed.

Units 9-8 & 9-10: The owner is requesting to keep his exterior camera and he is willing to install it in any location the Board feels is appropriate. It was noted the Board previously passed a rule that “individual surveillance is not allowed in common areas”. Discussion followed and all agreed, there should be no change to the rule.

Electric Vehicle Charging Stations –

Mr. Loftus reported on the EV charging station usage and said 12.3 metric tons of emissions has been avoided with a net revenue of \$1400.

Recycling –

Mr. Loftus reviewed the current recycling signage and plastic bag violations. Mr. Loftus said the VRC is fined \$100 per violation which really drives up the cost. He thinks owners and RBO housekeepers are a problem. Discussion continued regarding implementing a fine for any violations and passing on the cost to homeowners who do not follow the guidelines.

Landscaping -

Mr. Loftus reviewed the removal of the plastic edging at building 15 which were replaced with boulders which will continue throughout the condos.

Water Usage –

Mr. Loftus presented a notice from Eagle River Water & Sanitation requesting the VRC minimize the amount of turf and water usage. The average owner is paying \$100/month for their share of water and the rates continue to be raised each year. Mr. Loftus said he stopped mowing some areas and let others go native to decrease water usage and comply with the recommendations. He noted there are legitimate complaints from owners regarding brown areas, but they can't water enough and are only allowed to water 3 days a week per the Water District.

Adult Hot Tub Replacement –

Mr. Loftus reviewed the new hot tub plans and said the replacement project will begin after Labor Day and hopes it will be done by Thanksgiving, though Christmas may be more realistic. The building permit has been issued.

Après Cafe Report -

Ms. Lewis, co-owner of Après Cafe, was pleased to report it has been a great 2 months since opening at the VRC. She said dinner service and weekends have been busy and everyone is excited about the new restaurant. Ms. Lewis said word of mouth has been really great so far, so please help spread the word. The Board members praised Après Cafe for their food and consistency and commented that it's nice to have them at the VRC.

Manager's Report:

Real Estate Update –

Mr. Ivy reported that 19 units have sold since the 2021 Homeowner Meeting, compared to 40 the previous year. Mr. Ivy reviewed the units sold and sales prices.

- 13 - One bedroom condos sold, \$480,000 - \$765,000
- 3 - Two bedroom condos sold, \$640,000 - \$935,000

- 3 - Townhomes sold, \$1,000,000 - \$1,620,000

Mr. Ivy reviewed YOY appreciation comparison percentages. One bedroom condos increased 35%, two bedrooms condos increased 25% and townhomes increased 16%.

Rental Operation –

Mr. Ivy reported that this was the best June, 2nd best July and best August on record.

Mr. Ivy noted the Town of Vail updated the Short-Term Rental Ordinance which the Rental Committee must consider for budget planning. They have now changed it to \$150/unit as opposed to \$10/unit which it was previously.

VRC Homeowner Engagement –

Mr. Ivy would like to host a Homeowner social in September and he would like to have as many Board members present as possible. It was determined that Friday afternoon on September 9th would be best.

Rules & Regulations Update –

Mr. Ivy reported that this spring Ms. Nelson sent out 49 HOA Rules and Regulations violations. He noted that more than half of the people called to apologize, but some owners were mean and threatening and have turned it into tit-for-tat emails to the Board. He added that Ms. Nelson puts up with a lot of abuse from some owners and this is unacceptable.

Legislative Updates 2022 –

Mr. Hunt reviewed 2022 Legislative updates and the new house bill is very confusing. It imposes a specific procedure prior to enforcing any rule or covenant and gets technical. Mr. Hunt sent a proposed draft, and any correspondence should be reviewed by Mr. Hunt before sending to an owner.

Rental Committee –

Ms. Bortz reported that the Rental Operation surplus is great news and makes the income split 61% which is the highest ever. She plans to announce the 6% surplus again at the Annual Homeowner Meeting along with providing deep cleans and preventative maintenance at no charge this year, and will review why the Rental Operation is important to all though it is an independent operation.

The Rental Committee discussed future possible improvements including two new commercial dryers, new software that will allow remote keyless check ins, laundry room upgrades, new carpet and improvements in the Club building.

Ms. Summers asked if larger groups receive discounts on rentals. Mr. Ivy said that rates are very dynamic, and a group rate does not necessarily mean a low rate, it depends on when the group is coming. Mr. Grotke asked if housekeeping will be able to turn units the same day. Mr. Ivy said they currently can only accommodate a few back-to-back same day reservations at a time.

Club Committee –

Ms. Salinsky reported things are very good with the Club with 334 current outside members plus the VRC owners. Ms. Salinsky noted it is a large number, but Mr. Holst (Club Manager) does not

feel the Club is too crowded and they will continue to monitor usage. She added that club punch cards are available to VRC owners only at \$200 for 10 punches.

The committee also plans to keep the bikes and cardio equipment in the upstairs meeting room. The VRC has also been offering outdoor massages by the pool and Après Cafe is offering lunch service and people have been eating pizza and having drinks by the pool as well.

Ms. Salinsky reported that the tennis courts across the street are getting worse and the committee plans to request homeowner input on the homeowner survey regarding what to do with the land. The addition of new pickle ball courts has been a big success and the sport is very popular. The Nike tennis camp had another successful year and added a 4th week. It also brought some new guests to the VRC

She continued and said there is a new squat rack, and they are planning to replace the carpet in the Club entry and on the stairs. The adult hot renovation project will begin in the fall as well. Future improvements may include some refurbishment of the Club bathrooms, carpet in the Elk meeting room and in the offices, pool furniture and fitness center flooring. There is no timeline for these proposed projects.

Finance Committee -

Mr. Grotke, the Finance Committee Chairperson, noted they received a question from an owner regarding owners subsidizing the Rental Operation. He reminded everyone that the Rental Operation is not subsidized by the HOA and there are many financial benefits it provides to all owners, and to provide the same services the HOA dues would at least double without the Rental Operation.

Executive Session - Compensation Committee 4:46PM – 5:01PM

Mr. Russell & Ms. Stadler left the meeting

Unfinished Business:

There was no unfinished business.

New Business:

Mr. Ivy reviewed the proposed dates for the Board of Director Meetings which he anticipates will be held remotely:

- Friday, November 18th
- Friday, February 10th
- Friday, April 21st
- Thursday, August 10th
- Friday, August 11th – Annual Homeowner Meeting

Adjournment:

The meeting was adjourned at 5:13PM

BOARD OF DIRECTORS MEETING

Friday – November 18, 2022

Minutes

Attendees:

Fred Bradford	President
Greg Simpson	Vice President
Hal Naiman	Secretary
Molly Daniels	Member
Paul DeLauro	Member
Greg Grotke	Member
Kathy Summers	Member
Peter Koclanes	Member

Rhonda Salinsky Absent

Matt Ivy	General Manager
Kim Rediker	New General Manager
John Russell	Association Controller
Lindsay Stadler	Taking Minutes

Call to Order:

The meeting was called to order at 2:06pm, a quorum was established and notice of the meeting was proven.

Approval of the August 11, 2022 Meeting Minutes:

Mr. Naiman made a motion to approve the August 11, 2022, Board of Directors Meeting Minutes. Ms. Summers seconded, and the motion passed unanimously.

President's Report:

Mr. Bradford introduced and welcomed Kim Newbury Rediker as the new General Manager of the VRC. He complimented Mr. Ivy for bringing Ms. Rediker to the VRC and thanked the Executive Committee for their hard work. Mr. Simpson explained the candidate search and interview process. He said Mr. Ivy was able to attract highly qualified candidates and after thorough interviews they've made a great choice.

Ms. Rediker said she was honored and happy to accept the position at the VRC, a legacy property and anchor for East Vail. She reviewed her background and noted in 1992 she lived at the VRC in employee housing and has extensive experience in the hotel/rental management industry and with HOAs and has served on Town of Vail's Council and the Vail Recreation District Board and on a number of the Town's committees.

Election of Officers –

The Board members agreed that Mr. Bradford will continue to serve as President. Mr. Bradford nominated Mr. Simpson as Vice President and Ms. Summers seconded, all agreed. Mr. Bradford nominated Mr. Naiman as secretary and Mr. Simpson seconded and all agreed.

Committee Sign ups/ Contact Information –

Mr. Bradford asked the members to review their contact information and confirm it is up to date. He said he would like the committees to remain consistent and Molly Daniels was appointed to fill the vacant Rental Committee chair. Discussion continued.

HOA Property Insurance – Meghan Wilson, Mountain West Insurance

Ms. Wilson, the Association's property insurance agent, reviewed the insurance coverages. She explained that there are large rate increases this year due to the wildfire zone and mapping, non-sprinklered buildings, older frame construction, rising construction costs and the Surfside collapse which also increased D&O and liability. Ms. Wilson noted it has been very challenging to secure property insurance and even with the increase it is reasonable considering the market and based on all the recent natural disasters.

Mr. Ivy said that Cincinnati increased the deductible up to \$20,000, but Ms. Wilson was able to find an insurer who offered a buy back policy that allowed the Association to retain its \$10,000 deductible. He reminded the board that VRC homeowners are responsible to cover the deductible and are advised to get an HO-6 Policy to make sure they are fully covered.

Treasurer's Report:

Mr. Russell provided a YTD financial update for each entity and reported that the combined operations are better than budget.

Manager's Report:

Real Estate Update –

Mr. Ivy reported that 18 total units have sold in 2022:

- 10 - One bedroom condos sold, \$480,000 - \$765,000
- 5 - Two bedroom condos sold, \$925,000 - \$1,100,000
- 3 - Townhomes sold, \$1,050,000 - \$1,273,320

Mr. Ivy reviewed the East Vail real estate comparison for 2020 vs 2021 and said that typically the VRC price per square foot increases faster than our East Vail neighbors.

Updated Governance Policies –

Mr. Ivy reviewed the draft legal counsel's recommendation to approve two updated policies as required by the State. Mr. Ivy said the HOA fines schedule currently starts at \$50 and goes up from there, and legal counsel suggested the initial fine be increased to start at \$100 and discussion followed. Mr. Simpson noted it is more effective to go to a \$100 fine and all the Board members agreed the fine schedule should start at \$100 and then increase in increments with a maximum fine of \$500.

Mr. Bradford made a motion to adopt the updated covenant violation enforcement and collection policies as recommended by legal counsel. Mr. Simpson seconded, and the motion passed unanimously.

Insurance –

Mr. Ivy said that loss prevention inspections were done by Cincinnati insurance company and recommendations have been addressed and he will write a response.

Rental by Owner (RBO) –

Mr. Ivy said the Town of Vail now requires that Rental by Owner units post signage with specific contact information. According to the VRC rules, such signs are not permitted to be posted on the outside of the unit but can be posted in the unit's window, which will meet the Town's requirement.

Staffing –

Mr. Ivy reported there is a huge demand for employees in the Eagle County with reports stating that there are 8 jobs available for every unemployed person.

Après Cafe –

Mr. Ivy confirmed Après Cafe is doing very well and it is refreshing to work with such motivated professionals. He feels like they found the right people with solid experience and enthusiasm.

Mark Scheel, homeowner 0908 & 0910, joined the meeting at 3:16 PM:

Mr. Scheel explained to the Board members that he has an exterior camera and has submitted Design Review application requesting to keep his camera for a variety of reasons. Mr. Simpson thanked Mr. Scheel and further explained the Board's position saying the camera is on common property and is a violation of Rules and Regulations and a violation of other owners' privacy. Mr. Scheel said he was willing to work with the Board and place the camera at any angle they felt appropriate. Mr. Bradford thanked Mr. Scheel and said the Board will consider his request and make a decision. * Mr. Scheel left the meeting

Mr. Ivy reviewed correspondence from another owner stating that they felt the camera was an invasion of their privacy and did not feel comfortable sitting on their deck with another owner's camera pointing at them. Mr. Bradford said there is an expectation of privacy and Mr. Koclanes noted comparing the cameras on bridge street to cameras at the VRC as Mr. Scheel mentioned, is really mixing apples and oranges; the VRC is private, and the Board makes decisions in the best interests of a majority of owners. Discussion continued.

Mr. Bradford made a motion to decline Mr. Scheel's request to keep an exterior camera mounted on the common area, Mr. DeLauro seconded, and the motion passed unanimously.

Building and Grounds Planning Committee:

Mr. Loftus reviewed the Adult Hot Tub renovation project and provided progress photos. He noted there has been a delay receiving the concrete due to the manufacturer's inability to hire drivers which has set the project back about three weeks. The project requires several inspections which could further delay the opening and Mr. Loftus said they will not be by Thanksgiving, but he is hopeful it will be open for the holidays.

Mr. Loftus confirmed the deck project at building 8 is complete and they will begin Building 7 this spring. Ms. Daniels thanked Mr. Loftus for his hard work.

Club Committee:

Mr. Ivy reported on the outside memberships, massage by the pool, and club improvements including new carpet in the entryway and on the stairs leading down to the Club level and a new pool cover rolling system which was created by Mr. Loftus and should be much easier and safer

to use. Mr. Ivy said the Club committee members felt the adult hot tub area should remain adults only and all agreed.

Discussion continued regarding what should be done with the aging tennis courts across the street and the two acres of property. Mr. Simpson noted it is an avalanche zone and new structures can't be built there. The Club committee confirmed it's a great asset and it was decided that a special committee would investigate options and develop a plan to better utilize the property.

Rental Committee –

Mr. Ivy reported that the rental operation had the best summer ever and provided a forecast for winter rentals. He reported that the short-term rental operation participants have received an extra 6% of nightly revenue back making the revenue split 61% to the Owner which is the highest on record. Additionally, participants have received spring deep cleans and preventative maintenance this year. He explained that money had been reserved for the Town's STR update which ended up being less than expected so there are funds available to provide complimentary fall deep cleans for the participants and all agreed to expend the funds for this purpose.

Design Review –

Mr. Ivy presented a design review request from Building 8, Unit 4 requesting additional outdoor furniture be allowed on their unit's patio. Discussion followed and all agreed the amount of furniture on the patio was excessive. Discussion continued regarding the need to revisit the rule as there are nicer patio furniture options available and styles have changed a lot. It was decided that the Building and Grounds Planning committee will review what is allowed on decks and recommend any updates to the Board.

Mr. Bradford made a motion to deny the request and all agreed.

Compensation Committee –

Mr. Simpson reviewed bonus recommendations which were approved.

Executive Session to review legal – 4:40PM to 4:50PM

Unfinished Business:

There was no unfinished business.

New Business:

The Board members reviewed the 2022 Homeowner Survey results. Mr. Bradford commented that the survey is worth doing and he liked that they asked different questions than in the past, and it is nice for owners to know the Board is paying attention. The Board continued reviewing the survey and discussion followed.

The next board meeting schedule for the next year is as follows:

- Friday, February 10th
- Friday, April 21st
- Thursday, August 10th
- Friday, August 11th – Annual Homeowner Meeting

Adjournment:

The meeting was adjourned at 5:15PM

VAIL RACQUET CLUB
Minutes of the Meeting of the Board of Directors
Friday – February 10, 2023

Attendees:

Fred Bradford	President
Greg Simpson	Vice President
Hal Naiman	Secretary
Molly Daniels	Member
Paul DeLauro	Member
Rhonda Salinsky	Member
Kathy Summers	Member
Greg Grotke	Member

Absent:

Peter Koclanes	Member
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Audience:

Kim Rediker	General Manager
Matt Ivy	Special Projects Manager
John Russell	Association Controller
Lindsay Stadler	Owner Relations Manager (Taking Minutes)
Chad Stephens	Lodging Operations Manager

Call to Order:

The meeting was called to order at 2:03PM. A quorum was established and notice of the meeting was proven.

Approval of the November 18, 2022 Meeting Minutes:

Mr. DeLauro made a motion to approve the November 18, 2022 Board of Directors Meeting Minutes and Ms. Daniels seconded. The minutes were approved unanimously.

President's Report:

Mr. Bradford reported that the snow has been great this year and the VRC is in good shape. He reviewed that the Rental and Club committees met prior to the meeting. Mr. Bradford confirmed that each Board member has received committee assignments, and the committees typically meet before each board meeting.

Building and Grounds Planning Committee:

Electric Vehicle Chargers –

Mr. Loftus has seen a big increase in use so far in 2023 with 200 charging sessions reported in January which set a new record. At one point, all 6 chargers were being used at the same time. This is proving to be a smart upgrade for the future.

Adult Hot Tub Renovation –

Mr. Loftus presented before and after photos of the adult hot tub renovation and reviewed the improvements. The two new hot tubs were opened just two days after Christmas and the feedback so far has been great.

Capital Plan -

Mr. Loftus reviewed a preliminary HOA Capital Plan for FY 23/24 which includes:

- **Deck Replacement Project at Building 7** - replace front decks & renovate stair towers
- **Terrace Slope Behind Building 11** - prep for creekside patio replacement
- **Townhome Asphalt Renovation** - continue from bottom of L to the top of G
- **Condo Buildings 9-12 Fireplace Incentive Program** - update
- **Landscaping** - Boulder borders, post lights and pool pillars
- **One GLR Refurbishment** - new kitchen, bathroom, flooring

Approval of a finalized 23/24 Capital Plan will occur at the April meeting of the Board. Mr. Loftus noted that there may be some changes before the budget is adopted. Other projects for consideration next year including continuation of the tree removal project to create defensible space, new pool pillars and fencing, and possibly a new (used) lull lift.

Mr. Loftus reviewed potential longer-term projects, such as an electric snowmelt system for the walkway on the northwest side of the tennis courts (adjacent to the park - from Building 4 to Building 8), upgrading boilers, replacing the Club roof, replacing tennis courts across the street with post-tension courts, and refacing the club building. Discussion continued regarding timing and funding options.

Treasurer's Report:

YTD Financial Summary -

Mr. Russell reviewed the YTD Financial summary. The HOA, GLR, Club and Rental Operation are tracking better than budget. The HOA net income is ahead due to additional labor revenue from capital projects, the GLR and Jr. units are seeing higher rental rates, and the Club is ahead of budget due to additional rental guest income and outside Club memberships. The higher volume of people using the Club (currently 361 outside members) has resulted in additional massage and Mountain Shoppe income as well. There has been a club labor saving as the fitness attendant position has not yet been filled.

The Rental Operation is doing excellent and tracking ahead of budget mostly due to increased revenue as well as expense savings primarily in front desk labor.

Renewal of LOC at First Bank –

Mr. Russell informed the members that the line of credit with First Bank is up for renewal. The line of credit dates to 2005, but has never been drawn upon, instead providing a safety net for unexpected financial circumstances. The Board unanimously agreed to renew the LOC with First Bank this year.

FY 2023/2024 Preliminary Budget Planning Factors –

Mr. Russell reviewed preliminary planning factors for the 2023/2024 budget. We anticipate an increase in labor wages and salaries with the continuing limited workforce. Inflationary pressures on supplies and services, as well as continuing increased in utility costs - including natural gas and water – will have an impact on the budget. Economic forces signal that an increase to common assessments may be required.

Manager's Report:

Ms. Rediker enjoying her new role at VRC. She introduced Mr. Chad Stephens, the new Lodging Operations Manager. Mr. Stephens has 13 years in the Vail area hospitality industry, most recently at Antlers at Vail where he worked with Ms. Rediker. All welcomed Chad to the VRC.

Staffing –

Ms. Rediker reported that Ms. Iris Nelson was recognized by the Town of Vail in December as Community Employee of the Month.

Ms. Rediker reported that the housekeeping department is in a good position and has more employees than before COVID, but still would like to add several employees before eliminating all of the 24-hour housekeeping blocks between rentals.

Real Estate –

Ms. Rediker reported that in 2022, a total of 18 units sold – 11 one-bedrooms; 4 two-bedrooms; 3 townhomes. Sales prices ranged from a low of \$480,000 for a one-bedroom unit to a high of \$1,250,000 for a Townhome. There are currently 3 one-bedroom condos currently listed for sale, with prices ranging from \$645,000 to \$689,000.

Après Cafe –

Ms. Rediker reported that Après Cafe is extremely busy, with a successful winter so far and happy owners. The restaurant is currently open Thursday – Monday from 3 pm – 9 pm. Après Café will be closed for the spring off-season, reopening by the second weekend in June.

VRC Mailboxes –

Ms. Rediker explained that the new postmaster in Vail has suggested that delivery issues at the VRC may be improved with the installation of more mailbox banks. VRC staff will try to identify several locations that may be able to accommodate the banks, and will then work with USPS to determine if installation is feasible this summer.

TOV STR 2023 Registration –

Ms. Rediker reviewed the 2023 Town of Vail STR registration process and noted that one of the benefits of participating in the VRC STR Program is that we take care of the registration process on behalf of the owners.

Common Area Laundry Facilities –

Ms. Rediker said the VRC has signed a new contract for machines in our common laundry facilities. 14 new washers and 14 new dryers will be installed this spring, all of which will accept payment via app, virtual wallet, or coins.

Patio Furniture:

Mr. Rediker reviewed a preliminary proposal for an amendment to allowable deck and patio furniture. Ms. Rediker and Ms. Stadler will work on a more comprehensive proposal for consideration at the next Board meeting.

Committee Reports:**Club Committee –**

Ms. Salinsky reported there are currently 361 outside Club memberships compared to 317 at this time last year. She said the Club Committee and management reviewed this and feel that there is still adequate capacity. The Club is tracking better than budget through December.

Ms. Salinsky announced that everyone (owners, members & guests) must now sign in to use the Club facilities and confirm their identity through the management system. Cameras have been installed to help deter unauthorized access to the facility. Mr. Holst recently toured other local Clubs for comparisons of equipment and fees, and the committee feels the VRC is competitive in terms of equipment quality and variety. A thorough review of fees may result in a recommendation at the next Board meeting of a slight increase, to be reviewed as part of the budget process. The Royal Elk Meeting Room will continue as the cardio room.

Ms. Salinsky said the Club committee discussed the park area “no dogs allowed” signage which many disregard. The committee suggests the signage be changed to allow on-leash dogs and for owners to be respectful of others and of the property. Discussion continued and all agreed the policy needs to be updated to allow respectful owners with pets that are on-leash and under owner control.

Rental Committee –

Ms. Daniels was pleased to review lots of good news for the rental operation. Last fiscal year, rental owner participants received free spring and fall cleanings, preventative maintenance inspections and a 6% revenue rebate last year. Both the front desk and housekeeping departments are at their best staffing levels since COVID. She added that it is a goal to phase out the 24-hour cleaning blocks between rentals and return to normal pre-covid rental operations for the summer, dependent on staffing.

Ms. Daniels reported there are currently 95 units in the program. Gross revenue this year is expected to exceed a record \$3M this year.

RBO Update –

Ms. Rediker reviewed information provided by the Town of Vail regarding VRC units that are registered for Short Term Rental licenses. Owners who may be in violation of VRC and/or Town of Vail rules have been notified.

Unfinished Business:

There was no unfinished business.

The Board adjourned into Executive Session at 4:00 pm to discuss legal and personnel matters. The Board adjourned from Executive Session at 4:52 pm and returned to the regular meeting.

New Business:

Board of Directors Meeting Dates -

The dates for future Zoom Board of Director Meetings were reviewed:

- Thursday, April 20, 2023 at 2:00 PM
- Thursday, August 10, 2023 at 2:00 PM
- Friday, August 11, 2023 at 2:00PM – *Annual Homeowner Meeting*

The Meeting was adjourned at 4:59 pm