

BOARD OF DIRECTORS MEETING

Wednesday, August 7th @ 2:00 pm MDT

Attendees:

Fred Bradford	President
Greg Grotke	Vice President
Hal Naiman	Secretary
James Coope	Member
Molly Daniels	Member
Paul DeLauro	Member
Rhonda Salinsky	Member
Kathy Summers	Member
Peter Koclanes	Member
Kim Rediker	General Manager
Keith Chamberlain	Director of Finance
Lindsay Stadler	Minutes

I. Call to Order - Roll Call

The meeting was called to order at 2:03PM and a quorum was established.

II. Proof of Meeting Notice

Notice of the meeting was proven.

III. Reading of the Minutes of April 25, 2024

The April 25, 2024, Board of Director Meeting Minutes were approved unanimously.

IV. Reports of Officers

A. President's Report - Mr. Bradford

- Things are going well at the VRC
- Apres Cafe is very important to the VRC and is performing well.

B. Treasurer's Report - Mr. Chamberlain

- Reviewed the fund balance sheet.
- Will be making some adjustments and will remove some of the fixed assets.
- Can now present a consolidated fund balance sheet for the entire HOA.
- Everything used to flow through a giant intercompany account where transactions were done between the HOA, Rental Operations and the Club.
- Will consult and review process changes with McMahan (CPA).

- Owners will have access to financials on their AppFolio portal. Everybody that purchases a unit at the VRC owns the 3 entities (HOA, Rental & Club).
- Mr. Bradford commented its good advertising for potential rental owners to see the income sheet and know as much as possible about the rental program.
- Reviewed the summary income statement for FY 2024. Each entity is performing well with an estimated net operating income surplus of \$254k for all entities. On the reserve side it is estimated to be \$36k over budget, with a total of \$218k net cash flow for the Association for the year.
- Reviewed June YTD.

C. Manager's Report - Ms. Rediker

Apres Café –

- Sales were up this past winter and summer.
- Summer business took a little longer to kick off but that was the same for restaurants in Vail Village.
- CHSSA was here in August and Apres Café provided breakfast and lunch for the group every day.
- They hosted a wedding brunch and have more groups on the books for August, September & October.
- They will be closed the end of October – December. During this time the vent hood will be replaced.
- The Board members had positive comments and agreed Apres Café is great.

Common Area Insurance –

- Ms. Rediker and Mr. Chamberlain met with Ms. Wilson at Mountain West this week and she confirmed Cincinnati is still interested in insuring the VRC.
- Ms. Wilson works with many HOA's who have lost insurance in recent years.
- The VRC should expect an increase of 15-20% on the premium.
- In the past there was buyback with Philadelphia that bought back the Cincinnati deductible of \$25k to \$10k. This option is no longer offered by Philadelphia.
- The biggest question and concern from Cincinnati is if the VRC has replaced the cedar shake roof on the Club building. The replacement was scheduled for this past spring with TCC Roofing, but work visas were denied and TCC did not have enough staff to complete the job. The club roof replacement is on the schedule for next spring.
- Ms. Rediker confirmed the VRC has not been a high claim property.

Reserve Study –

- The professional engineer met with Ms. Rediker, Mr. Loftus & Mr. Chamberlain on-site. Mr. Loftus had a lot of valuable input and was able to answer questions regarding HOA responsible components.
- Management was pleased to report to Ms. Wilson that the Reserve Study is in progress.

Patio & Deck Rules –

- During a recent patio and deck check, only 4 units were out of compliance, so owners are following the new patio rules & regulations.
- If someone is out of compliance, the VRC will send pictures with a reminder as a kind of warning before a violation notice is sent.

Bicycles for Humanity –

- Thanks to Ms. Summers, the VRC is again partnering with Bicycles for Humanity on 9/7/24 and any donated bikes will be sent to Africa. The event will be advertised throughout the community.
- If VRC owners do not want to pay for the bike barn, there are bike racks outside the barn.

Window Washing -

- Exterior window washing is typically the owner's responsibility, but the Board approved to use Association funds this year to do it. The feedback has been very positive.

Software -

- The three new software systems (AppFolio, RDP & Club Automation) were first implemented last December, and the staff have learned the systems very well.

USPS Update -

- The new bank of mailboxes was installed at the condos. USPS said they were ready to deliver and the VRC provided owners with their keys. It seemed everything was ready, but since then it's been very disorganized; there has been a lot of confusion and mail has either not been delivered, been returned or dropped at the front desk etc.
- The new Postmaster for Vail and Carbondale is overwhelmed, and they are understaffed. He recognizes there is an issue and is working with his team to resolve it.
- Mr. DeLauro highly suggested owners sign up for mail alerts. It's \$20/year.

Annual Homeowner Meeting

- There are three seats up for election and three candidates; two current members (Ms. Salinsky and Mr. Naiman) have decided not to run again. Thank you to them for everything they have done.

Real Estate Report-

- 17 units sold in past year, average \$1.2M sales price.
- Price per sq ft up 28% from last year to \$1,263 .
- Prices have doubled in the past four years.
- Units are selling well above current assessor values.
- The VRC is outperforming neighboring properties on the number of sales and price per square foot by unit size.
- Maintaining the units themselves along with the common areas and amenities to a high level is important for unit values.

V. Reports of Committees

A. Rental Committee – Ms. Daniels

- The short-term rental program is booming but would like to have more units.
- Future reservations are pacing well. Will continue to try to increase direct bookings.
- About 50% of our guests come from Colorado followed by Texas, Florida and New York.
- VRC guests tend to stay longer than comparable properties.
- July was the best July ever.
- Plan to invest in rental program improvements this year including new pillows, linens, towels, branded mugs and umbrellas.
- Reviewed the breakdown of number of units in program, rating, bedding, amenities etc. and noted there are only 3 silver units in the program. Management will encourage the silver unit owners to either upgrade or move to long term rentals.
- Guests can make special unit requests with the front desk.

B. Club Committee - Ms. Salinsky

- Outside membership is up to 432. Mr. Holst will continue to monitor but feels comfortable with this number.
- The new gym configuration, cardio room and Pilates/yoga studio provides more space for members to use.

- The Club Automation app has been working great for check ins, class sign ups, court reservations, booking training packages, member communication etc. and for collecting member data.
- Rental guests are using key fobs and scanning in for the duration of their stay.
- Staff this summer included a lifeguard and fitness attendant 7 days a. Over the past 3 months, there were 12k check-ins to the Club.
- More weekend and morning classes have been added.
- The Board members reviewed the owner family club membership and the governing documents state that each unit receives one family club membership.
- Past interpretation of the documents allowed two unrelated owners or business partners to each receive a family membership, however the current Board does not believe that interpretation was consistent with the governing documents. Legal counsel agrees that it should be one family membership per unit, and this will be clearer when the governing docs are restated.
- Ms. Rediker reviewed the owner club usage since last December. 94% of owners used the club few than 25 during that time frame.
- The Mountain Shoppe has added candles, soaps, pillows, coffee, journals, branded tee-shirts and a snack center. VRC Owners receive 10% off all items including sale items.
- New mirrors, weights, carpet, tennis/ pickleball nets and artwork have been added.
- Plan to hire a landscape architect to help provide options for the property across the street from the Club building.

C. Finance Committee - Mr. Grotke

- Hosted a VRC Budget Meeting in June which was open to all owners. A few owners attended and they were able to have very open dialogue.
- The HOA dues were increased 1.6% this year.

D. Special Projects Update – Ms. Rediker

- The governing documents subcommittee is working hard on restating and amending the governing documents. The Declaration, Articles of Incorporation and Bylaws will be amended and presented to the ownership for consideration.
- This process was started by Mr. Ivy who worked with Ms. Rediker and Mr. Hunt (Legal Counsel) on the initial drafts. There has been good progress and positive proposed changes.
- After the entire Board reviews the draft, at least two owner informational meetings will be held to explain the changes. To amend the documents, 67% of owners and 100% of mortgage holders must vote in favor.

E. Building and Grounds Committee – Mr. Loftus

- Building 11 deck and patio replacement project is going well and is expected to be on budget. The patio replacement project is important for aesthetics but also to bring the pedestrian walkway up to code.
- The new snowmelt system for patio at building 11 was integrated by tapping into existing boiler lines in laundry room.
- New condo mailboxes were installed in the overflow lot by the park area and are in service.
- A pool pump emergency replacement avoided shutdown of the pool over 4th of July
- A contractor mishap required a roof patch on building 15. The contractor paid for the repair.
- The VRC purchased a new lift for \$50k, replacing the original 50+ year old unit which died.
- Upcoming fall common area projects including renovating the walkway around the park, adding snowmelt that will go into service November 2025.
- Future projects include reconfiguration of the walkway around the tennis courts and reducing snowmelt fees.
- The club roof replacement project was rescheduled for spring 2025 as the contractor had all his HP-1 Visas denied and could not staff the project.

VI. Unfinished Business

VII. New Business – Ms. Rediker

A. Zoom Webinar Tips and Tricks

B. Annual Meeting & Election of Board Officers

- Ms. Rediker expects to achieve quorum
- Board Meeting to review the Annual Meeting and elect Board officers will be held on Sunday August 11, 2024, 4PM

C. Proposed Board Meeting Dates

- Thursday, November 14, 2024 at 2:00 PM MT
- Thursday, February 13, 2025 at 2:00 PM MT
- Thursday, April 24, 2025 at 2:00 PM MT
- Tuesday, August 5, 2025 at 2:00 PM MT
- Annual Meeting; Thursday, August 7, 2025 at 5:00 PM MT
- Sunday, August 10, 2025 at 4:00 PM MT

VIII. Executive Session – 4:35PM

IX. Adjourn

4:55 PM