

PLAZA at WOODCREEK CONDOMINIUM ASSOCIATION

Plaza HOA Board Meeting

Tuesday, June 14, 2022 4:00 PM - 5:00 PM (MDT) - GoToMeeting

Minutes

The following Directors were present and acting:

Thor Hoppess	President	Term expires 2023
Mary Mannix-Decker	Treasurer	Term expires 2024
Allen David	Board Member	Appointed Term expires 2024

Absent

Marjorie Locker	Vice President	Term expires 2022
Philip Miron	Board Member	Appointed Term expires 2024

CBMR

Bill MacFarlane	Senior Director of Lodging
Jill Higgins	General Manager
Billy Morgan	Senior Building Maintenance Manager
Jared Martin	Assistant Property Manager (Vacation Rentals)
Dawson Stucki	Building Maintenance Manager

Call meeting to order and establish a quorum

- Thor Hoppess called the meeting to order at 4:04pm and a quorum was established with 3 of 5 members present. Philip Miron and Marjorie Locker were absent.

Approval of Past Meeting Minutes

- March 22, 2022
 - Approval of these minutes is tabled and will be approved by the Board via email outside of this meeting.

Manager Financial (as of March 31, 2022) and Capital Report – See Meeting Packet.

- 3rd floor painting and ceiling work completed.
- Billy and Dawson reviewed other capital projects on the list.
- Billy noted that engineers don't want to look at the '35 stack issue. He noted that Pinnacle Construction might have engineers to look at it. Billy noted the problem is not getting worse at the moment.
- Bill reviewed the minor variances on the financial report.
- Aging: Bill noted there are two owners overdue by 90+ days.
 - **Action Item:** Bill will contact Plaza #132 owner initially.
 - **Action Item:** Jill will contact Plaza #240 owner who is in-house.
 - If neither owner resolves this then the collection policy will be enforced.

Old Business

- Outdoor Grill
 - Installed and looking/working great.
- Drain Issue in PZ31
 - Pinnacle has made all the repairs repairing two low points in the drain and have poured the concrete. We are just awaiting confirmation of the square footage of the carpeting for the project to be completed.
- Capital Projects
 - See above.
- Security Cameras
 - Tabled until the PZ31 drain issue is resolved.
- Iron Horse
 - Iron Horse has not been paid for the FY21 marketing fee, and no payment made for FY22 yet.
 - **Action Item:** The Board agrees to pay the full FY21 marketing fee to Iron Horse. Bill MacFarlane will initiate the payment to Iron Horse.

New Business

- Allen David will bring a pickle-ball setup next time he is here and will work on seeing if it will work.
- Thor did not think the annual meeting went well. Bill noted that we thought it was prepared, but the Board and CBMR was caught off-guard by some comments. Thor noted it might be nice to break the meeting up differently and have more time for comment for owners. Bill noted it's good to have time limits for owner comments.
- Thor would like more timely financials from Vail Resorts. Thor and David would also like to get paid from the grill order. Bill feels financials have been going out timely, minus the payments to Thor and David. Mary noted she would like monthly reports as she only gets financials when meetings are occurring. **Action Item:** Bill will send monthly reports moving forward and any reports that were missed. At some point, Mary would also like copies of the bank statements which will be part of the annual audit.
- Thor is also concerned with rental bookings so far for this summer. Jill noted June is always slow, and July is pacing similar to last year. Thor would like a better breakdown of the costs that owners pay towards Vail Resorts. Thor would like a copy of the most recent RMA from Vail Resorts.

Establish Next Meeting Dates

- August 5, 2022 10:00am-12:00pm – Annual Meeting
- November 15, 2022 4:00-5:30pm – Board Meeting

Adjournment

Motion – Allen David motions to adjourn.

Second – Mary Decker seconds

Vote – 3-0

Resolution – Passes unanimously.

Meeting adjourned at 5:39pm MDT