

PLAZA at WOODCREEK CONDOMINIUM ASSOCIATION

Plaza HOA Board Meeting

Tuesday, June 15, 2021 4:00 PM - 5:00 PM (MDT) - GoToMeeting

Minutes

The following Directors were present and acting:

Marjorie Locker	Vice President	Term expires 2022
David Elfenbein	Board Member	Term expires 2021
Diane Dunaway	Board Member	Term expires 2021
Thor Hoppess	President	Term expires 2023

The following Owners were in attendance:

Mary Mannix Decker – Plaza #434

CBMR

Bill MacFarlane	Senior Director of Lodging
Jill Higgins	General Manager
Jared Martin	Assistant Property Manager (Vacation Rentals)
Kat Loughan	Front Office Manager
Jason Fries	Senior Building Maintenance Manager

Call meeting to order and establish a quorum

- Thor Hoppess called the meeting to order at 4:04pm and quorum established.

Approval of Past Meeting Minutes

- March 23, 2021

Motion – David Elfenbein motions to approve March 23, 2021 meeting minutes.

Second – Thor Hoppess seconds

Vote – 4-0

Resolution – Passes Unanimously

Manager Financial (as of April 30, 2021) and Capital Report – (See attached in meeting packet)

- Gunnison County removed all Covid restrictions.
 - Vail Resorts has also lifted physical distancing and mask restrictions as well.
- CBMR will send out Reserve Study to all Board Members.
- Capital Report (See attached)
 - David Elfenbein noted that grills were not in compliance and the Board was going to do outdoor kitchens and get estimates added to the list.
 - **Action-Item:** CBMR will look at estimates for outdoor “kitchens” for the grills to keep them in compliance and present to the Board for a Capital Project.
- Aging

- New management system caused issues with HOA statements (ACH info didn't transfer). Kat and Bill are working to remedy this.
- Financials (See attached variances in packet)
- Chimney Cleaning
 - **Action Item:** Jason will schedule chimney cleaning for fall 2021. The Board believes this should be the responsibility of the HOA, and not individual homeowners.
- Utilities – Gas/Propane
 - Jason noted that Atmos was not charging for past two years for the front driveway snowmelt, so they will start billing for this.
- Insurance
 - **Action Item:** Bill MacFarlane will need to reach out to the Insurance Broker.

Old Business

- FY2021-22 Budget Updates
 - Operating Dues flat to LY.

Motion - David Elfenbein motions to approve the presented FY2021-2022 budget.

Second – Diane Dunaway seconds.

Vote – 4-0

Resolution – Passes unanimously.

Motion – David Elfenbein moves to keep monthly dues same to last year. The remaining profit from last year will be used to decrease the amount transferred from Capital to Operating to offset the Operating deficit for this upcoming fiscal year.

Second – Marjorie Locker seconds.

Vote – 4-0

Resolution – Passes unanimously.

Action Item: Bill will need to re-work the numbers on what is transferred from Capital to Operating. Bill will send it out to the Board once the numbers are corrected.

- A discussion ensued regarding the nomination of a new board member if a current board member sells their unit. Mary Decker would like to run if Randy Utz's unit sells soon.

Motion – David Elfenbein motions that pending the eventual retirement of Randy Utz from the Board, The Board approves Mary Decker as the new Board Member and will take over Randy Utz's current term.

Second: Diane Dunaway seconds.

Vote – 4-0

Resolution – Passes unanimously.

- Capital Projects

New Business

Action Item: Kat will send out notice for re-election of Board Members for Diane and David's expired terms. David and Diane noted that they are happy to continue but will be happy to give up their seat to a new member.

- Patio Furniture
 - Diane inquired about getting new cushions for the patio furniture.
 - **Action Item:** Kat can get pricing for those cushions.

Establish Next Meeting Dates

- Next Quarterly Board Meeting (Same day as Annual)
- Annual meeting: Friday, August 6, 2021 @ 9:30am Mountain Time

Adjournment

Motion – Marjorie Locker motions to adjourn.

Second – Thor Hoppess seconds

Vote – 5-0

Resolution – Passes Unanimously

Meeting adjourned at 5:32pm MDT