

Record of Proceedings

Minutes of the Annual Meeting of the HOA of the Westgate Association

January 26th, 2021

The Annual Meeting of the HOA of the Westgate Association was held at 4:00p.m., January 28th, 2020, via Microsoft Teams Remote Meeting Application, in accordance with the applicable statutes of the State of Colorado.

Attendance

The Following Directors were present and acting:

- Sheri Mintz, President (201, 202)
- Richard Wheelock, Vice-President (109, 110, 111, 209, 210, 211)
- Joe Miller, Secretary/Treasurer (101, 102)
- Devinder Mangat (203, 204, 205, 206, 207, 208)

Also in attendance:

- Mark Zbrzezni, NAI Mountain Commercial

Current Board of Directors

- Sheri Mintz, President, (term expires EOY 2020)
- Richard Wheelock, Vice-President. (term expires EOY 2022)
- Joe Miller, Secretary (term expires EOY 2021)
- Devinder Mangat, Treasurer (term expires EOY 2022)

Call to Order

4:06pm

Approval of 2019 Minutes

Motion made to approve the 2020 meeting minutes, seconded, and it was passed unanimously.

Maintenance Reserve & Capital Improvements

~\$194,955.08 in the reserve, ~\$56,530.59 operating.

2021 Capital Improvements:

Roof – Heat Tape to eliminate icicles on southside
Replace carpet in the stairwell- possibly rubber

Review & Approval of 2020 Budget

2020 Expenses were discussed including the gutter work, bathroom partitions and painting. The building was roughly \$22k over budget which will be covered by the reserve fund.

It was suggested by Mark Z that operating and Reserve dues will remain the same in 2021

A motion was made to approve the 2021 budget, seconded, and it was passed unanimously.

Elections

Sheri Mintz term as President expired at the end of 2020.

A motion was made to renew Sheri's 3-year term as President, seconded, and it was passed unanimously.

Old Business

Ladies bathroom temperature:

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- It was discussed that the lady's room is still very cold. Management is going to explore the issues and try to find a solution.

Water buildup in the parking lot (summer):

- Sump pump has been purchased to manually remove water when buildup is an issue.
- Water will most likely be pumped to the other drain.

Water buildup in parking lot (winter):

- Management has been asked to have someone come breakup and scrape the ice out of the parking lot.
- Management will talk to snow removers about increasing the amount of shoveling they are doing.
 - And, about putting markers for the sidewalks so they can remove snow more efficiently and not have so much buildup in parking spaces.

Winter icicle buildup

- Icicle buildup is an issue, especially in the front southwest corner.
- In order to mitigate, Management will look into heat tape and in the meantime, purchase a roof rake to keep on property for the building.

Dirt and rock buildup on the strip between the sidewalk and curb has been cited as an issue. Cleaning of the area will be scheduled.

Management has ordered a new flushing mechanism for the upstairs men's urinal.

Interior updates

- Painting has been completed.
- Bathrooms – we are waiting on bids for the bathrooms. The new stalls have not been installed in the lady's room because we are trying to find stalls that align with the current screw holes.
 - The board agrees that if we must drill new holes, the tile is busy enough in the bathroom that small repairs will go unnoticed.
- Ceiling tiles are dated and need to be replaced.
- Carpet in the stairwell has not been replaced. Management will wait until the end of the winter.
 - It was discussed that we should look at materials other than carpet such as gray rubber.
 - Management will get bids.

Elevator:

- Elevator wallpaper and other aspects look dated.

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- Management will talk to the elevator company about possible solutions that are cost effective and confirm the life of the elevator is long enough that a “face lift” is worth it.

Parking Discussion:

- Parking issues continue with the number of spots that are occupied all day. The “come and go” use of the spots are less of an issue.
 - Fly Fishing Outfitters (FFO), for example, guests use spots all day. Management has suggested that guests of FFO park at the river put-in. A suggestion was made that FFO offer to pick up their clients.
 - FFOs use for boat parking was also brought up as an issue.
- Management has suggested the parking area for day-long parking is reserved for pass holders, only.
- Other issues cited included construction workers meeting at the Westgate parking lot and consolidated into one vehicle.
- Art Kleimer’s claims to have an agreement which says he has more assigned spots than is the case. Management disagrees and will address this with him directly.
- In consideration that Wyndham may not continue to lease, the issue with their overuse is being tabled.
- Sunridge solution was revisited and it was asked what the status was of renting spots from them.
 - Sunridge was not interested in sharing their spaces.
 - Richard offered to bring it up again with Sunridge, possibly at the Sunridge HOA meeting. Richard said we could offer to build and maintain stairs to and from the parking lot so the hillside does not continue to be (or see more) damage.
- At the moment, the agreement is to focus on the overusers of the parking; especially day-long parking for non-owners/employees.
- Suggested solutions
 - Implement parking patrol and register vehicles.
 - Put all owners on notice about the rules and reported issues.
 - Revisiting parking passes.
- Management will once again review the allocation of number parking spaces per owner.

New Business

Icicles discussed

- An icicle fell off the front roof and smashed a car vehicles windshield.
- Members discussed solutions for the icicles
- Mark Z mentioned bringing Turner Morris out to look at solutions to the icicles forming which would probably be adding heat tape.
- Another issue discussed was sluffing snow that gets under the snow fencing.
- Mark Z is going to talk to Turner Morris about adding clips to prevent the snow sliding off

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Dr Mangat asked if we seal coated and striped this year. Mark Z answered that only asphalt patching was done since we were already over budget. We will seal coat, crack seal and stripe in 2021

Ice in Parking lot where water pools:

- Concerns were expressed regarding the ice where the water pools due to the lack of drainage in the parking lot
- Mark Z said he would have someone chop the ice up
- Dr. Mangat asked Richard Wheelock to move his buses to those spots since they are usually the ones that become obsolete due to the ice. Richard agreed with the idea and will move the buses once the ice is chopped.

Bathroom updates

- Dr Mangat asked if the bathrooms are completed. Mark Z explained that the contractor had some issues with the ADA function of the doors but that he believes they have been resolved. He will check that they were finally installed properly.
- Sheri Mintz asked if we could change the drains in the women's bathroom so that they are all chrome. Because you can see under the sinks it looks bad because one is PVC and one is chrome.

Elevator

- Mark Z brought up that the sensor on the elevator door was replaced which would improve some of the issues that were causing the elevator to shut down.
- Sheri Mintz brought up that the elevator looks industrial. Richard Wheelock said that we have brought up the issue before but were stuck with "sticker shock" due to the pricing of the work. Mark Z said he would revisit the work and see if there was another solution or if we simply needed to budget for the \$15-\$20k of work.

Carpet in stairwell

- Dr Mangat mentioned that the previous year we discussed replacing the carpet in the stairwell. Mark Z said that he did get bids and they were rather expensive for the rubber option. He mentioned that it was good to wait since a lot of work was being done in 2020 that was being pulled from the reserves.

Adjournment

Richard Wheelock made a motion to adjourn. Dr Mangat seconded and the motion to adjourn was made unanimously by all members.