

Record of Proceedings

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

January 20, 2022

The Annual Meeting of the HOA of the Westgate Association was held at 5:00p.m., January 20, 2022, 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:

- Helen Miller, owner (101, 102)
- Mark Zbrzezny, Fortius Capital
- KJ McEvoy, Fortius Capital

Current Board of Directors

- Sheri Mintz, President (term expires EOY 2023)
- 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

5:06pm

Approval of 2021 Minutes

Motion made to approve the 2021 meeting minutes, seconded, and it was passed unanimously.

Maintenance Reserve & Capital Improvements

~\$214,569.05 in the reserve, ~\$3,385.75 operating.

2022 Capital Improvements (potential):

- Elevator (3) bids for modernization
- Elevator cab. Bid on file; options will be explored

Review & Approval of 2022 Budget

Operating dues were increased for 2022 by 6%

A motion was made to approve the 2022 budget, seconded, and it was passed unanimously.

Elections

Joe Miller term as Secretary/Treasurer expired at the end of 2021. A motion was made to renew Joe's 3-year term, seconded, and it was passed unanimously.

Old Business

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.
Completed in 2021.

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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

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. **Completed in 2021.**

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.

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New Business

Icicles and snow

- Icicles were not as bad during the 2021 / 2022 season.
- Ice buildup by the dumpster was mentioned as an issue and a general need to chip ice around the property. However, most believe the ice buildup is a result of late plowing.
- Biggest issue is the snow in the parking lot. Complaints about the plowing company too late in the day were prevalent during the meeting.

Elevator

- Repairs & Maintenance:
 - There are concerns about people getting stuck in the elevator and that the current R&M on the elevator are just reactive “band aids” and not a long-term solution.
 - Devinder Mangat brought up the need to look at replacement.
 - It was discussed that the association would use reserves to cover this project and not rely on a capital call. Reserves can be recuperated over the next five (5) years – a plan for this will be put in place once cost for the elevator project are established.
 - Full “replacement” is not common; the process to be explored is called modernization. Management will get three estimates to modernize the elevator, which will include: motor, parts – but not the inside of the cab.
- Cab / interior:
 - It was requested that the outdated aesthetics and panels in the elevator be addressed while elevator R&M is being explored.
 - Management will send the current bid that is on file to the Board for review.

Stairway carpet

- Management will get bids for carpet and other options. Rubber was found to be very expensive, but Management will explore the options and prices.

Cleanliness – back of the building

- Steve from Sunridge Condominiums called about the back of the Westgate building. They wanted to discuss “dressing it up” a little bit with a fence or more trees/landscaping and mentioned their willingness to contribute funds to assist.
- This issue was presented because of the increased trash and debris Sunridge has noticed on the back of the building, and due to the increased runoff over the years as vegetation has deteriorated.
- A representative from the Board and/or Management will reach out to Sunridge to go over their observations and requests. The Board would still like to approach Sunridge

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about overflow parking, so they want to be open to what Sunridge may request in the meantime.

- Whatever is established, the Board would like to make sure Sunridge oversees maintaining the landscaping, trees, fencing – whatever is decided.

Trash enclosure

- The trash enclosure is in bad shape and needs to be replaced or rebuilt.

Water in the parking lot

- Has been better and the pump helps. The Board said the response time is about a day delayed sometimes, but there was general understanding that Management gets to it as soon as they can.

Parking

- The use of “sandwich boards” and reserve parking spots were discussed. Management needs to check the bylaws regarding the use of such signs.
- The liquor store has been (and still is) approved to use the short-term parking signs they have outside.
- Complaints about Fly Fishing Outfitters use of “sandwich boards” while still having boats “all over the place”, and there has been a boat behind the truck parallel to HWY 6 for a long period of time.
- It’s believed that Fly Fishing Outfitters could be allowed to continue to reserve some spots using temporary signage, but on a modified schedule, not all day. Suggestions included, putting signs out from 9:00am – 9:30am, and 1:00 – 1:30pm, and removing them during all other times.
- Management will talk to Fly Fishing Outfitters about the excessive parking. They will also discuss what a reasonable schedule looks like (and how many) temporary parking signs would be permitted by the association.

Adjournment

Motion made to adjourn the meeting at 6:07pm, seconded, and it was passed unanimously.