

**BOARD OF DIRECTORS MEETING
WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.**

Date Wednesday, November 17, 2021, at 2:00 p.m., MST
Location Teleconference
Directors Present: Louise Bryant, Bill Groner, Sherri Reeder, Chad Vanderheyden
Others Present: Dan Witkowski, Hilary Swenson, Elyssa Krasic

Meeting called to order at 2:04 pm MST.

Roll call. Determination that a quorum is present; 4 of 4 directors are present at the start of the meeting.

Proof of Notice was sent.

Motion by Bill Groner, second by Sherri Reeder, to approve the December 2, 2020, board meeting minutes. All in favor, motion passes unanimously.

Full Circle Management Contract Renewal

Within the budget there is a request to increase Full Circle management fees for Facilities, Administration, Accounting and Janitorial by 5%, in 2022. Labor rates remain unchanged.

Discussion of past increases in 2020 and 2017.

Motion by Bill Groner, second by Sherri Reeder, to renew the Full Circle HOA management contract with 5% increase. All in favor, motion passes unanimously.

Facilities Report

The draft Reserve Study was sent to the Board ahead of the meeting. Revisions are pending and will go to owners when final.

Dan Witkowski presents the water intrusion into the commercial space. 8 -10 years ago a proposal was provided to waterproof the planters. At that time, the Board decided not to perform as the leak was only time to time. The new owner has experienced consistent leaking and would like it repaired before they install wood flooring. Temporary solution would stop the leak. A long-term solution would involve removing the planters.

Q: Were these installed by the Town or the Association?

A: We think they were installed prior to the Town formation. Currently, the Town maintains the planters however, they are on Westermere property. There does not appear to be a waterproof membrane.

Discussion of leaking.

Short term proposal is to put a lid on the planters for the winter and extend the gutters out to the plaza.

Long term is removal with some improvement to the area.

Direction to obtain quotes for placing lids on the planters for this winter.

Discussion of removing the planters and re-routing the water.

Q: What responsibility does the town have?

Direction to get proposals for removal and a temporary fix, and to speak with the Town on remediation solutions.

Budget considerations

Planters

Waterproofing for 2 decks on unit #210.

Breezeway surface

Roof replacement is coming up, heat trace is not working in some areas.

Board Nominations: All 5 seats serve a 1-year term, expiring in December. Currently there are 4 Directors and 1 vacant seat.

Louise Bryant, Chad Vanderheyden, Sherri Reeder, Bill Groner all volunteer to serve again.

Discussion of providing a ballot for the Director election or vote at the Annual Owner meeting.

This year a ballot will be provided.

2022 Draft Budget

Hilary presents 2022 draft budget.

Discussion of insurance renewal.

Review of increasing Reserve Funding from \$30,000 to \$50,000.

Review of the allocation page. The increase in dues amount is 11% mostly due to the Reserve Fund assessment increase.

Motion by Louise Bryant, second by Bill Groner, to approve the 2022 draft budget as presented, and contribute excess funds to the Reserve Fund. All in favor. Motion passes unanimously.

Unfinished Business

A notarized signature is needed for the Declaration Amendments. Louise Bryant will sign.

New Business

Annual Owner Meeting is scheduled for December 14, 2021, at 2:00 pm, MST

Sherri Reeder informs the Board, lot 109R closed and sold. Plans include a boutique hotel with condominiums.

Ski Area will open December 3, 2021.

Telluride Ski & Golf is looking to rent their commercial space.

Motion by Sherri Reeder, second by Chad Vanderheyden, to adjourn the meeting. All in favor, motion passes unanimously.

Meeting adjourned at 3:09 p.m., MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON November 14, 2021.