

Board Meeting Minutes 1.24.22

Location: Manager's Office and [Virtual via Zoom Link](#)

<https://us06web.zoom.us/j/83701383309?pwd=UzVxSkxHUTYxS3JlOFVCQXpCdnUxQT09>

Time: 3:00 PM MDT

Attendees: Matt Szmyd (Property Manager); Charles Kafadar(President); Les Baledge (Board Member); Jeff Deem (Commercial Board Member)

Call to Order:3:00 PM

Minutes

Motion: To approve the previous board meeting minutes from 10/8.21, seconded and unanimously approved.

- 1) Legal - no issues at this time. Currently working with Altitude Community Law to Complete easement agreement and property line adjustments for the pool area upgrades and stairwell relocation
- 2) Staff - no issues at this time
- 3) Financial Review
 - a) [2022 Board Audit Letter](#)
 - b) [2022 Audited Financials](#)
- 4) Building infrastructure and replacement projects
 - a) Additional waste pipe replacement up to \$100K in 2022
 - b) Heating Loop Pump Replacements- up to \$100K 2022
 - c) [Comfort Systems bid to add evaporative cooler to condo make up air \\$50K- \\$100K](#)
- 5) Storefront Remodel & Stairwell Relocation
 - i) The next step required to proceed is for Vail Resorts to sign off on the easement agreement.
 - ii) [Storefront Remodel Renderings Submission](#) - needs to be approved by the Park Plaza and Beaver Creek Resort Company DRB
- 6) Lobby & Amenity Area Remodel
 - a) Need to have Vail resorts signatures on easement agreement and then the limited amendment to the declaration can be executed for the amended plat and pool patio easement.
- 7) Rentals - after a slow start to the early season, room rentals demand is trending above average for the winter season and we have seen some increases in rates.

- 8) Real Estate Sales
 - a) There were 8 fractional units sold in 2021
 - i) There is currently 1 fractional unit under contract
 - ii) [Current for sale list](#)
 - iii) [Resale History by week](#)
- 9) Annual Meeting Tuesday January 25th 3 PM via Zoom
 - a) [2022 Annual Meeting Agenda](#)
 - b) Quorum - 72 attendees/proxies are needed to conduct the meeting. We have received 75+ proxies so far.
 - c) [2021 Annual Meeting Minutes for approval at annual meeting](#)
 - d) [2022 Budget for annual meeting](#)
- 10)Other

Adjourned: 4:44 PM