

**Las Vistas Owners Association
Annual Meeting Minutes
August 29th, 2020
Teleconference
9:30 a.m.**

Board Present:

Bob Shanley
Oleg Shikverg
Ray Robbins
Carrie Tedstrom
Brad Cohn
Jo Norris

Proxies:

Bradford (Unit 6) to President
Krohn (Unit 9) to Kimberly Shikverg
Miller (Unit 13) to Gilles

Management Present:

Steve MacDonald
Abel Vega

Owners Present:

John Gilles
Christie Smith
Oliver Hickel
Kimberly Shikverg
Brenda Harper
John Tedstrom
Eileen Bradley
Shannon Connell & Matt Gaghen
James Flanagan
Cynthia Kruse
Karina Petersen
Jelena & Steven Casey
Jo Norris
Mary Katherine Buckius
Todd Biekkola & Kurt Bauer
Gail Malloy

Call to Order/Certifying Proxies

Ray Robbins called the meeting to order at 9:33am. Roll was called and there was a quorum present.

Review minutes of last year's annual meeting

Gail Molloy moved to approve the 2019 Annual Meeting minutes. Cynthia Kruse second. All were in favor.

President's Report

Ray Robbins stated 2020 has been an unusual year. The Board was unable to travel due to COVID-19 restrictions and have been working together via email during the pandemic. COVID-19 affected everyone including Mountain Organics, the landscaping company for Las Vistas, as described in the letter included in the meeting packet shared with owners. Landscaping was not up to expectations due to the pandemic and hope next year will be better. Ray Robbins acknowledged the concern for golf balls entering the property.

Review of Financials

Steve MacDonald stated the association is under budget by \$14,736.38 year-to-date. This is partially due to landscaping & lawn care line items as the contractor, Mountain Organics, were unable to perform their normal duties. Mountain Organics was able to improve the drain at the entry for improved flow. The reserves were reallocated recently due to the direction of the association's attorney. Reserves are now allocated per building. Steve MacDonald stated Las Vistas does not

have much deferred maintenance and the only expense that could possibly be special assessed that the owners should be aware of would be replacing their building's roof. All but two owners have paid their full portion of the remodel costs. Brenda Harper moved to place any remaining funds at the end of the year in the reserves on the same allocation as is currently in place. Cynthia Kruse second. All were in favor.

Old Business

Insurance

Steve MacDonald recommended owners to share the provided insurance information with their personal insurance provider to be sure there are no gaps in coverage.

Who-to-call

VMC has a 24-hour emergency service. If the call is made after business hours, please call 970-476-4262 and leave a message with the answering service. The answering service will then direct your call to the appropriate person. If possible, we recommend all owners send an email to manger@vailmanagement.com with items that you would like to be addressed.

New Business

Roof Age Review

Steve MacDonald stated a list including the age of the roofs was provided in the meeting packet and emphasized the roofs ages again as this is a large expense to owners. Units 1-3 & 4-8 will be the next roofs that will be scheduled for replacement in the next 5-years. Steve MacDonald re-explained that each owner in a building will be responsible for their building's roof, including leak repairs.

Kern Stucco Walk Through & Repairs

Steve MacDonald stated a walk-through with Kern is done each year. Notice went out to all owners in May. Not many cracks were found this year.

Landscaping Committee Update

Steve MacDonald explained the letter from Kelli & Mountain Organics that was included in the meeting packet. Christie Smith also explained Mountain Organics was not able to accomplish a few items during the pandemic.

Golf Balls

Ray Robbins stated golf balls have been coming from the Sonnenalp golf course. The amount of golf balls being found on Las Vistas property has increased over the last few years. The Board believes Sonnenalp should be responsible for installing nets. The Board will research the possibility of installing fencing in problem areas.

Election of Board of Directors

Gail Molloy expressed interest in being on the Board. Cynthia Kruse nominated Michael Hoff. Oleg Shikverg moved to accept both nominees by acclamation for a 6-person Board. Brad Cohn second. All were in favor. The Board will consist of the following members:

Ray Robbins
Oleg Shikverg
Brad Cohn

Carrie Tedstrom
Gail Molloy
Michael Hoff

Adjournment

Ray Robbins moved to adjourn the meeting. Oleg Shikverg second. The meeting was adjourned at 10:41 AM.