

WEST PACIFIC CAMPUS OWNERS ASSOCIATION, INC.
Minutes of Annual Owner's Meeting

Date: Wednesday, December 4, 2019

Location: Full Circle HOA Management
560 Mountain Village Blvd.,
102B, Mountain Village, CO
and via conference call

Owners Present: Wayne King, Neil Rauenhorst, James Henry (10:19 am)

Owners by Proxy: Chris Ho, Bill Sims

Others Present: Hilary Swenson, Dan Witkowski, Elyssa Krasic

Meeting called to order at 10:03 am MST.

Roll call.

Determination that a quorum of 60.15 % owners are present to start the meeting.

Motion by Neil Rauenhorst, second by Wayne King, to approve the minutes of December 13, 2018 owner's meeting minutes. *All in favor, motion passes unanimously.*

Manager Report

Recap of proposed concrete project: direction provided to scale back the scope of the project. Neil recommends not removing any concrete that has any heat tubing and does not recommend any overlay product. He does recommend patching as performed by the Full Circle team.

Gate project: there is a gate that swings in and out between the alley and courtyard. This gate provides a visual deterrent and does not offer any egress issues. Neil suggests the same design is used for the North alley.

Discussion of the possibility of temporarily locking the gate in safety situations.

Direction provided to Full Circle to provide options: A) replicate gate in the alley (unlocked) B) residents can operate a locking mechanism C) add a lock or code for access

Discussion of a third gate blocking alley from courtyard.

Discussion of water leak in unit 567B.

Owner Q & A

Q: Unit 567A has replaced the deck due to wood rot from snow sitting on posts. Can snow be removed from the posts that sit on the concrete? Or speak with the neighbors about removing snow?

Discussion of location of snow and resolution.

Q: Can the HOA have one, shared container for recycling?

A: No, the town requires recycling be paid for by each owner.

Q: What is the status of the radon mitigation plan for 573A? Has the venting been completed?

A: The board approved the application with conditions. Currently the venting is straight up. We have reached out to the owner and asked for the 90* venting be installed. The owner was receptive and working with the installation vendor.

Hilary presents the written summary of the board approved 2020 budget.

Discussion of increasing contingency.

Motion by Neil Rauenhorst, second by Wayne King, to approve the 2020 Budget as presented. *All in favor, motion passes unanimously.*

Director Election

All three directors, Wayne King, Bill Sims, and Neil Rauenhorst volunteer to serve again for a 1-year term.

Motion by James Henry, second Wayne King, to elect Wayne King, Bill Sims and Neil Rauenhorst to the Board of Directors. *All in favor, motion passes unanimously.*

Motion by Neil Rauenhorst, second by Wayne King to adjourn meeting. *All in favor, motion passes unanimously.*

Meeting adjourned at 10:39 pm MST

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD ON November 16, 2020.