

January 28, 2018
Woods Manor Board Meeting Minutes
11 am, Clubhouse, Breckenridge

Jay, Chuck, Lisa in Breck
Julie, Sandra on phone

WMI unit sales.

Jay reported as follows:

1. 304B: appraisal done 1/19, inspection on 2/5, closing 2/9
Buyer coming in Monday evening.
2. 204B: 2/19 appraisal, 1/22 inspection done, 3/5 is closing.
Not paying \$5,000. Handyman will give us a bid on repairs. Jay will inspect seal broken window. Buyer lives in Broomfield.
3. Have contracts returned with notaries for all of both unit weeks.
Next unit will be 203B. Will shift to a different unit if we get an interested buyer. Jay will meet with managers. Spoke with Len and rental company part of Wildernest, half hour later, they know that we will keep them posted as things change. No questions.

WMI 2018 delinquencies.

1. 1/22 report from management. 101 has 11 unpaid, 102 has 11, 203 had 11, 204 had 8, 303 had 12 304 had 6 unpaid. 304 have been called and told if don't pay, not part of conversion plan, Plan states that stipulates that if dues unpaid, not part of plan. Their share will be put in escrow until paid. All have said they will pay.
2. 204 - the 8 unpaid will be contacted also and advised to pay.
3. Board agrees that this makes sense. Have to be fair and treat all equally.
4. Motion: TS owners who do not pay, 2018 dues, will have their unit weeks 1/50th net sales closing funds deposited into an escrow account until those dues have been received and deposited by Wildernest Property mgt. Chuck motions. Julie question: escrow will have deductions for unpaid? No, all payments must be paid to receive their share from escrow. All voted in favor.
5. This motion will be included on the separate page on our website.
6. Motion #2: TS owners who have paid but cannot use their 2018 week because closing comes before they can use the week, will have their

2018 dues refunded. Lisa makes the motion, Julie seconds. No discussion. All in favor.

Other issues discussed

1. Chuck, heat tapes not on in clubhouse, bldg..
A circuit tripped. Luke says may need to replace fuses for those.
2. Jay will be meeting with our managers to inquire who covers on their days off? Do they alternate responsibilities, or call in an alternate, and what do they do? Both were in a required training class during last snow storm. Board requires alternate coverage.
3. Lisa brought up ice at bottom of front stairs, A building. Perhaps put a cone to mark ice if cannot remove, at least sprinkle gravel/sand mixture like on back walkways.
4. Jay will inquire what days managers vacuum and dust.? Lisa mentioned windows of front doors covered with fingerprints could be leaned.
5. Lights on driveway – landscape lights? Lisa asked that they be removed. Chuck suggests light clubhouse there's dark spots on the back of the building.
6. Lisa pointed out that dogs not allowed in manager's house. Brett told Sandra that he was watching someone else's dogs, not there now. Board requests Wilderrest pay to clean the house carpets.
7. Sandra says someone is smoking cigarettes and pot in the garage of building B regularly. Sandra asked for signs posting against smoking inside all common areas.
8. No skis upstairs signs gone in building A. Jay pointed out that when people bring in skis, they drop them on the tiles, cracking the tiles in the elevators.
9. Jay and Lisa confirm that we need another survey with more points along the Maggie Placer lot line, to confirm that they know what property is theirs.
10. Chuck shared – developer will put up big hotel at base of peak 8. Vail using Ice rink parking lot for additional parking and using buses. Vail is not coming up with additional parking. New grocer considering building by CMC.

Adjourned 12:30.

