

WestWall Lodge Board Meeting  
October 26, 2023

Board President Jeff Sacra called the meeting to order at 2:30 pm MST, and the attendees were announced. The Board members in attendance were Jeff, Bert, Robbo, and Nathan together with owners Mary Lou Skinner, Rocky Kimball, Kim and Noel Williams, Bill Caplan, Ashley Woody, Ted Weatherford, Lorie Massey, Randy Bailey, and Adam Brown. Linda Engelhard represented the management team. Joan West was also present. Quorum was met.

Robbo made a motion to approve the September 2023 minutes, Bert seconded, and they were approved unanimously.

### **Financials**

Linda presented the financials for the period ending September 30, 2023. Total YTD HOA Revenue is \$876,579 with the net income being \$169,509 which is favorable to budget by \$25,281.

Total YTD PM revenue is \$1,283,527 with the net income being \$21,908 which is unfavorable to budget by \$3,065.

Total YTD Alpine Club revenue is \$50,616 with the net income being \$5,179 which is unfavorable to budget by \$7,011 which is primarily due to budgeting for 2 new Alpine Club members which were not added.

Overall, the combined total revenue is \$2,210,722 with the net income being \$196,596 which is favorable to budget by \$15,205.

### **Reconciliation Procedure**

Joan presented the process she has done for the reconciliation process. She stated that she has done everything that Eric Crennen has asked and that he has not been very helpful. She went to RDP, and they agreed to get her where she needs to be to reconcile. Joan feels really good in their ability and that she will be prepared for the audit. Robbo asked about Eric getting Joan SOP's, but she has not gotten them. Joan stated the Eric doesn't have the time. She also stated that he is very generalized in what he is asking for and that she doesn't get the details that she needs to deliver what he is asking.

### **Faulkner Design & Gym Update**

Jeff commented that Board has received a lot of email input from various owners. Mary Lou has talked to owners and provided some detailed input. Also, Allen Massey suggested that owners be polled to find out which direction owners want to proceed as far as the update. We don't have a consensus on the direction this project should be going. The consensus is that the owners were not happy with what they saw at the owner's meeting from Faulkner. There are 2 updated designs from them but given the opinions, Jeff suggested to table the item for now and determine how to best to proceed on the issue. Jeff opened the forum up for discussion to owner's present at the meeting. Noel Williams (A306) agreed with Jeff to table the update and suggested that they go through the process of determining if this is something the owners want and to go through the bid and proposal process. Randy Bailey (A403) commented about the hallways needing new carpet and that maybe the proposal for new flooring in the Great Room and the furniture for the library be put on the back burner due to the lack of overall usage. Jeff commented that the project started with the idea that the carpets in the corridors are getting worn as well as the furniture and carpet in the Alpine Club. The board felt we needed a comprehensive plan for all common areas before we started to replace carpet in a piecemeal fashion, so that is why we hired Faulkner to look at all the common areas so everything would go together. Jeff stated that one idea would be to form a committee that would be chaired by Mary Lou and several owners that could report to the board the findings and consensus of the owners. They could make proposals moving forward.

Randy asked what the project would cost and reminded everyone that the roof project was coming up. Robbo estimated that it was budgeted around \$400,000. Bert made a comment that an assessment would be needed to pay for the project

#### **Old business**

Jeff stated that the ACH collection of HOA dues was not recommended by the lawyers due to the recent changes in the HOA law in Colorado so the item will be tabled.

#### **New Business**

Jeff discussed the GM goals and how they would be reviewed at the end of the fiscal year to determine compensation for the GM. Linda reviewed the goals that she set which included reducing laundry costs starting with the pools towels, creating new revenue streams, timely review of monthly financials, improve landscaping, getting bids for the roof, offer food in the Alpine Club, and improve owner communications. Jeff made a motion to approve the GM goals, Robbo seconded, and they were approved.

Next item is the Management of the Alpine Club usage by owners and guests. Linda has looked in the bylaws and it states that owners are allowed to bring two guests. She also feels that when guests check in that the expectation is conveyed to the guests and the guest expectation is also displayed in the rental units.

#### **Owners Forum**

Bill Caplan suggested doing a directory of owners and Nathan Sheets also suggested doing Bios of owners. Linda brought up the privacy issues and that owners would have to give permission.

#### **Adjournment**

The meeting was adjourned at approximately 3:50 pm.