

**The Greens of Arrowhead at Vail Owners Association
Annual Owners Meeting Minutes
December 22, 2022**

Minutes - Draft

The Annual Meeting of the Greens of Arrowhead at Vail Owners Association (hereinafter the “Greens”) was held at 9:00 am, Thursday, December 22, 2022, via Zoom.

Attendance

The following Directors were present and acting:

- Bill Chapin (254 Windermere)
- George Warmack (58 Ambleside)
- Frank Kalman (290 Windermere)
- Chip Corbett (86 Ambleside)
- Ed Banner (124 Windermere)

Owners in attendance:

- Present by Proxy – Kathy Dessau – (24 Ambleside)
- Kal & Linda Post (348 Windermere)
- Katie Cavanagh (342 Windermere)
- Sherry Lazear (4 Ambleside)
- Laurie Haffenreffer (57 Ambleside)
- Denny Pearce (218 Windermere)
- Michael Bischof (48 Ambleside)
- Dave Hunter (80 Ambleside)

Also in attendance:

- Stephen Stafford – Slifer Management Company
- Karen Parra - Slifer Management Company
- Vincent Vigliotti - Slifer Management Company

Call to Order

Bill Chapin, noting a quorum was present, called the Annual Meeting of the Greens of Arrowhead at Vail Owners Association to order at 9:07am.

Agenda Discussion

Review of last year’s Annual meeting minutes began, there being no questions or concerns,

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept the Annual Meeting Minutes of 2021.

Presentation of the President’s Report followed. This report went over the changes that came to during the year with Property Management, Snow Removal, Board Members, and a new Board President. It also outlined the Major Projects that were completed in 2022, including:

- Removing 20 damaged/ aged trees
- Resetting Common area benches

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- Residence Painting
- Updating HOA Governing Policies to comply with HB22-1137
- Installed new landscaping around waterfall and new ponds.

After reviewing what was done in 2022, review of what 2023 will look like followed in the report. There will be changes in the Board, Chapin & Corbett to be replaced by Pearce and Williams. There will also be an increase in the liability insurance coverage. Projects that are to be looked into during 2023 are the following:

- Tree removal/ replacement long term study plan
- Get a replacement reserve study done for the HOA.
- Residence painting (12 trims, 10 stuccos)
- Replace & Upgrade signage in common area.
- Restore the right of way between 306 & 336 Windermere.
- Finalize the Irrigation Pond litigation.

Long term projects were discussed next; these included the following:

- Replace water feature behind Ambleside residences.
- Upgrade and replace aging common area irrigation system.
- Implement recommendations that come from tree study.

A brief update on the Irrigation Pond Litigation followed; all is still ongoing; trial is a possibility if a settlement isn't reached before then.

Frank Kalman took over and began with the financial review. Discussion of the most recent Balance sheet and the 2022 operating expenses followed. An explanation of the 2022 Capital Reserve Fund was presented on screen, showing what money was coming into the account and how it was being spent. Frank then began to explain the 2023 Budget, breaking it down by line item and discussing what increases it was showing. The Dues will remain the same and the contributions to the Capital Reserve fund will be reduced in order to prevent an increase in these. Closing remarks from Frank included a presentation of the Assessment Amounts over the last ten years; these have not increased in the last 4 years. There being no further questions or concerns,

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept the 2023 Budget for the Greens.

The following item on the agenda was the election of Board Members. Bill and Chip's terms were up, and they are retiring from the Board. Ed Banner is up for re-election (replaced Kathy Farr over the Year). Denny Pearce and J David Williams have volunteered to take those seats on the Board.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to elect Ed Banner, Denny Pearce and J David Williams to the Board of Directors.

Vincent with Slifer Management followed with Repairs & Maintenance, nothing to discuss aside from the weekly walkthroughs. He then opened it up for owners to present any maintenance requests. An Owner presented a question on who's responsibility it is to trim trees. Bill explained it depends on the location of the tree.

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Other Business

Bill opened the floor for any miscellaneous items. Karen with Slifer Management reminded the owners in attendance that if they notice any garage lights that are not working, to please report them to Management.

Board will set seats at a later time since one of the newly elected Board Members could not attend this meeting.

Adjournment

There being no other business to discuss, the meeting was adjourned at 9:45am.

Respectfully Submitted,
Karen Parra
Slifer Management Company