

The Falls at Vail

Annual Homeowners Meeting Minutes

3/13/2022, Via Conference Call

ATTENDANCE

John Oenick, Janie Pioto, Jeff Loehr, Kirk Hansen, Josh Hawkins, and a few others who were not able to be identified over the conference phone line.

CALL TO ORDER

The President of the board, John Oenick, called the meeting to order at 5:00pm.

DISCUSSION ITEMS

- 1) Approval of minutes – A motion was made and seconded to approve the minutes from the 2021 Annual Homeowners Association meeting, and motion carried.
- 2) Year-End 2021 Financial Report – Property Manager Kirk Hansen shared that the association is in good financial shape, with most homeowners paying on time, minimal dues delinquencies (only Unit 19 by one quarter), and roughly \$107k cash balance as of year-end 2021, which is ample to cover necessary capital projects proposed for 2022. Kirk also reviewed the 2021 actuals versus budget for both the Operating Fund and Capital Reserve Fund, with actuals coming in very close to beginning-of-year budget estimates (within \$10k in total). Kirk did note that he would be recommending an increase in quarterly capital reserves dues when he later reviews the 2022 budget.
- 3) 2022 Proposed Budget:
 - Kirk Hansen reviewed the Operating Fund Expense Budget line by line, and shared that these expenses continue to run relatively in line with current Operating Member Assessments (\$950/quarter/unit). Kirk noted that total snow removal costs were actually decreasing slightly versus 2021, given lower snow levels to date in 2022. Kirk also noted that an incremental \$3,000 is being included for general ground improvements, repairs, painting, deck touchups, mailboxes and trash cans. The total operating expense budget is forecasted to grow by roughly \$10k y/y, but we have ample reserves to cover that forecast. With no major expected increases in operating expenses, there is no proposed increase in operating assessments at this time.
 - Kirk Hansen reviewed the Capital Reserve Expense Budget line by line, and noted the following proposed expenses in 2022:
 - Resurfacing three parking lots – estimated cost is \$5k - \$6k (roughly \$1.5k-\$2k/lot)
 - Deck improvements – spot painting and miscellaneous repairs – no decks are scheduled for complete replacement in 2022, after three decks were fully repaired/replaced in 2021 at a cost of roughly \$10k – 2022 estimated cost for minor deck improvements is \$3k
 - Fire mitigation, which includes removing trees near our units – estimated cost of \$5,000
 - Adding stone fascia to the front of each building, with the plan to do 3 buildings per year (16-18, 8-11 and 20-23 to be tackled in 2022; other three buildings proposed for 2023) – cost of \$15k/building
 - With these proposed capital improvements in 2022, capital expenses would be increasing substantially year-over-year, by roughly \$25k. With this increase, Kirk proposed to increase the capital reserves dues by \$100/quarter/unit – or a total of \$400/year/unit, which would add roughly \$10k in additional incoming annual dues.
 - A motion was made and seconded to approve the 2022 budget, and motion carried.
 - A motion was made and seconded to increase quarterly capital dues by \$100/quarter/unit, and motion carried.

- 4) Board Seat Elections – the only potential candidates identified for HOA board seats were John Oenick (President), Janie Peto (Secretary) and Jeff Loehr (Vice President). A motion was made and seconded to elect these three individuals as board members for 2022, and motion carried.
- 5) Additional Business Items – discussion ensued around future potential roof repairs or replacement (Kirk will track down age of roofs), dumpster issues (Kirk will continue to notify owners about overfilling containers), continual parking issues (board will discuss the installation of signs viewable above snow drifts and Kirk will continue to police parking), faulty gutter heaters (dangerous icebergs continue to form in dangerous locations, Kirk will address any bad heat strips and gutters this summer).

ADJOURNMENT

With no further business to be addressed, John Oenick called for a motion to adjourn. Motion was made and seconded to adjourn. Motion carried and the meeting adjourned at 6:36pm.