

# MINUTES

## WINFIELD ARMS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING

August 26, 2021  
4:00 p.m.

### Join Zoom Meeting

<https://us02web.zoom.us/j/83457560325?pwd=TWJVOHA5eXhU1EWkZpRWREWI3UT09>

Meeting ID: 834 5756 0325

Passcode: 795405

### Board Members:

Hayward Kaiser | Melissa Jodis | Riley Warwick

#### Directors Present:

Hayward Kaiser  
Melissa Jodis  
Riley Warwick

Board President  
Board Treasurer  
Board Secretary

#### Directors Absent:

None

#### Property Manager Present:

Diane Spicer  
Megan Rodman

ARA, President  
ARA, Property Manager

#### Owners Present:

None

### 1. CALL TO ORDER

Director Hayward Kaiser called the meeting to order at 4:00 p.m., Melissa Jodis seconded. Motion Passed.

### 2. APPROVAL OF APRIL 7, 2021 MEETING MINUTES

The Board considered approving the April 7, 2021 draft meeting minutes.

The April 7, 2021 meeting minutes were approved by a Board vote via email. Motion Passed.

### 3. REPAINTING WALLS/HALLWAYS FOLLOWING WIFI AND SECURITY CAMERA UPGRADE PROJECT

The Board discussed two options for repainting the drywall in the walls/hallways, that was cut into and repaired as a part of the Wi-Fi and Security Camera upgrade project. Those options were:

1. To touch up the repaired drywall using the existing wall/hallway paint color,  
or
2. To repaint all of the walls/hallways with a different new color.

The Board agreed by consensus to touch up the repaired drywall using the existing wall/hallway paint color.

#### **4. APPROVAL OF REVISED EIGHT (8) GOVERNANCE POLICIES**

The Board discussed approving the revisions made to the below listed eight (8) Winfield Arms Governance Policies:

1. Policy Regarding the Adoption and Amendment of Policies and Rules
2. Collection Policy
3. Policy Regarding Conduct of Meetings
4. Policy Regarding Board Member Conflicts of Interest
5. Policy Regarding Dispute Resolution
6. Policy Regarding Inspection and Copying of Association Records
7. Reserve Fund Investment Policy
8. Enforcement Policy

To reconfirm, the Board wanted to establish which Board Directors held which Board Officer positions of – Board President, Board Treasurer and Board Secretary. Director Hayward Kaiser moved to approve the below Board Officer positions, retroactive of the January 2021 Board Meeting, as follows:

- Board President – Hayward Kaiser
- Board Treasurer – Melissa Jodis
- Board Secretary – Riley Warwick

Director Melissa Jodis seconded. Motion Passed.

Director Riley Warwick moved to approve the above listed revised eight (8) Governance Policies for Winfield Arms Condominiums, effective as of August 26, 2021, seconded by Director Hayward Kaiser. Motion Passed.

#### **5. SHORT-TERM RENTALS**

The Board discussed concerns by Owners of Units at Winfield Arms possibly being used as short-term rentals, specifically short-term renting Units via AirBnB, in violation of the Associations Rules and Regulations, Section 8. Rentals.

Aspen Resort Accommodations, the Property Management company for Winfield Arms, will send an email to all Owners reminding them of the Winfield Arms Section 8. Rentals rules. In addition, this email will also include reminders of Section 7. Pets rules.

6. **ADJOURNMENT**

Director Hayward Kaiser moved, and Riley Warwick seconded to adjourn the Board Meeting at 5:07 p.m. Motion Passed.