

Winfield Arms Board Meeting

Thursday, October 24, 2024 3 PM MT via Zoom

DRAFT Minutes

Present: Hayward Kaiser, President
 Riley Warwick, Secretary/Treasurer
 Katherine Coleman
 Diane Spicer, Association Manager
 Tony Merkel, Mountain Maintenance

Hayward called the meeting to order at 3PM MT.

The Board, Tony and Diane discussed the water leak that was reported by Tony/Mountain Maintenance.

The water pipes in the front of the building are leaking and need to be repaired due to age/corrosion. Tony proposed, to avoid issues during the winter, the Association agree to a temporary fix of the lines now while a permanent solution is worked on over the winter.

Additionally, during the investigation of the water leak, it was discovered that Winfield does not have a back flow preventer. The City is requiring a back flow to be installed, this will require pipes to be refit to the fire suppression system as well. The cost is estimated to be \$35-50K.

Diane reported that currently the Capital Reserve account has an approximately \$48K balance and the Operating Account has a \$22K balance.

Hayward moved to Special Assess the owners a total of \$50K, so that Tony can move forward with the temporary fix until the Spring when the work can be done to install the back flow preventer and complete the necessary work in the boiler room. Riley seconded the motion. Motion carried

There may need to be an additional Special Assessment in the Spring depending on the extent of the project. Tony to advise.

The meeting was adjourned at 3:45PM MT.