

**West Village Condominium Association
Annual Owners Meeting
January 22, 2026**

Minutes - Draft

The Annual Meeting of the West Village Condominium Association (hereinafter the “WVCA”) was held at 6:00 pm, Thursday, January 22, 2026, via Zoom.

Attendance

The following Directors were present and acting:

- Michele Ziccardi – A201
- William Simon – B101

Owners in attendance:

- Vince Jones – D102
- Ed Kuebert – G102
- Brent Rimmel – B202
- Tiffany Harrison – I101
- Colin Terry – I202
- Lyle Kellman – F201

Owners in attendance via proxy:

- C202
- E101
- D101
- F101

Also in attendance:

- Vincent Vigliotti - Slifer Management Company
- Karen Parra - Slifer Management Company
- Claudia Wells – Accountant/ Bookkeeper

Call to Order

Karen Parra, noting a quorum (25%) was present, called the Board Meeting of the West Village Condominium Association to order at 6:04pm.

Agenda Discussion

The Owners approved the 2024 Annual Meeting Minutes and reviewed the 2025 financials, which showed the association coming in slightly under budget overall. Claudia presented the financials and discussed water usage, noting that the association came under budget for water and sewer despite increased costs due to a new treatment plant. The board discussed potential ways to reduce water usage, including encouraging owners to check for leaks and consider alternative landscaping options. The conversation ended with a discussion on the need for an updated reserve study to better understand the association's financial position and future maintenance needs.

West Village Condominium Association Record of Proceedings

A motion was made to instruct the Board to commission a new reserve study to assess the property's condition and future funding needs. Karen confirmed that the board consists of Michelle Ziccardi, Bill Simon, and Stephanie Broshinski, with the latter absent.

Upon a motion duly made, and seconded, it was unanimously; **Approved** to get an updated Reserve study for the HOA.

The proposed 2026 budget, which includes a 3% increase based on actuals and rounds based on external entities, was presented by Claudia, who noted that the reserve funding would be around \$55K per year. Lyle inquired about the possibility of reducing costs, but Karen explained that costs are likely to rise due to inflation and vendor increases, though long-term maintenance could potentially decrease. The board agreed to proceed with the reserve study,

No objections were raised during the discussion, indicating agreement with the proposed budget. It was also proposed to put any excess in reserves or retained earnings.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept the 2026 West Village Condominium Association Budget.

The following item on the agenda was the Board Member Election. This year, three seats were up for election. There was a 1-year seat, which Lyle volunteered for, one 3-year seat that William Simon was re-elected for, and one seat expiring in 2028 that Colin Terry volunteered for.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept Lyle Kellman for the 1-year term, Colin Terry for the 2-year term, and William Simon for the 3-year term.

The Board members are now:

- Colin Terry – 2026 to 2028
- Michele Ziccardi – 2025 to 2028
- Lyle Kellman – 2026 to 2027
- Stephanie Broschinsky – 2024 to 2027
- William Simon – 2026 to 2029

The meeting focused on maintenance projects and repairs, including a gutter project to redirect roof water and minor roof repairs assessed by Turner Morris. Karen mentioned the addition of insulation to all upstairs units done in 2025, which has shown early positive results in heat retention, though its effectiveness during winter will be better evaluated. Lyle emphasized the need for a scheduled maintenance plan to prevent reactive repairs, aligning with Vincent's suggestion to conduct a reserve study to plan for the next 10 years. Tiffany raised a concern about cold temperatures in her master bathroom, which Vincent suggested might be related to the adjacent utility room, and he agreed to investigate further.

The owners discussed several maintenance and compliance issues. Karen explained that hardwood floor installations require DRB approval and must include sound insulation, addressing Tiffany's concern about noise from a

West Village Condominium Association Record of Proceedings

neighbor's new floors. The board agreed to contact the unit owner about violating this regulation.

The board discussed bike storage issues, with Colin proposing a 60-day removal policy for abandoned bikes. They also addressed concerns about illegal parking in ADA spots, with Karen recommending calling police for violations. The conversation ended with plans to remind owners about patio/deck compliance and to circulate meeting minutes and reminders about various rules.

Adjournment

There being no other business to discuss, the meeting was adjourned at 7:05 pm.

Respectfully Submitted,
Karen Parra
Slifer Management Company