

**West Village Condominium Association  
Annual Owners Meeting  
April 15, 2025**

**Minutes**

The Annual Meeting of the West Village Condominium Association (hereinafter the “WVCA”) was held at 6:00 pm, Tuesday, April 15, 2025, via Zoom.

**Attendance**

The following Directors were present and acting:

- Gretchen Ebbeson – C102
- Michele Ziccardi – A201
- Steph & Charles Broschinsky – E102
- Deron Dircksen – D201

Owners in attendance:

- Vince Jones – D102
- Kyla Carroll – F101
- Brent Rimmel – B202
- Maricela Pinela – I102
- Colin Terry – I202
- Daniel Gonzalez – A102
- Erik Sandoval – B102
- William Simon – B101

Owners in attendance via proxy:

- Geoff Moser – G202

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 6:05pm.

**Agenda Discussion**

Claudia presented the financial report which was displayed on screen, noting the 1st quarter was under budget and the end of year was slightly under budget. She also mentioned a few units were passed due and planned to address this. Deron suggested moving the money market account to a higher interest rate, which Karen agreed to explore.

Karen began to review the proposed budget, which posed an increase to maintain the community's operations and reserves. The Board approved the increase prior to the meeting. Claudia reviewed each line item individually, considering the CPI

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index and past due units. Vince and Charles raised concerns about large capital needs, such as roof repairs, which will be addressed separately. Vince also asked about the recommended reserve amount based on the last maintenance study, which Karen and Claudia will investigate.

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 2025 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 William volunteered for and two 3-year seats that Deron and Michele agreed to run for again.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept Deron Dirksen and Michele Ziccardi as Board members for 3 yr. terms and William Simon for a 1 year term.

The Board members are now:

- Deron Dirksen – 2025 to 2028
- Michele Ziccardi – 2025 to 2028
- Gretchen Ebbeson – 2023 to 2026
- Stephanie Broschinsky – 2024 to 2027
- William Simon – 2025 to 2026

When discussing the Maintenance & Repairs/ Miscellaneous line items of the agenda the following items were brought up:

Karen and Vincent discussed the maintenance and repairs of the property. They mentioned that a new landscape company will start their cleanup and irrigation system on Friday. They also discussed the installation of gutters to move roof melt away from sidewalks and plans to install more gutters in the spring. Vincent also mentioned that they have plans to replace their roofs, but they are not yet at the point where they need to start the replacement. They also discussed the need to repair a trash enclosure that was damaged by a bear. Deron suggested replacing the damaged dumpster and trash enclosure to prevent future damage. Colin expressed concern about the condition of the roofs and asked about the process for reporting issues. Karen assured Colin that they would address his concerns and forward any issues to their roofing company.

Deron discussed the progress on various projects, including the installation of pedestal lights, gutters, and a sign for building A. He also mentioned proposals for insulation and roof work to prevent ice dams and improve comfort. Karen suggested getting approval from the board for these projects, which would be classified as reserve expenses. Vincent agreed to help with the installation of motion sensor lights in buildings C and D. Gretchen and Karen mentioned that Dale had already started with his spring cleaning.

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Karen and Deron discussed other property maintenance issues, including sanitary sewer videos, peeling paint, and concrete heaves. They decided to get bids for gutter installation and concrete work. Karen agreed to document these issues and bring updates to the next board meeting. Michelle reported on pest control issues, including swallows and bats in the attic, and suggested preventive measures. She also mentioned interest from neighbors in replacing windows, with estimates ranging from \$14,000 to \$25,000. William offered to share his window replacement estimates.

Vince suggested including dryer vent cleaning in the budget and updating the reserve study. Vince also advised managing CD investments to avoid maturity issues.

Karen agreed to address the issue of unsightly patios and excess items in the community. She proposed sending a mass email with a deadline for cleanup and would individually address specific owners. Karen also mentioned that she would include a reminder to everyone to keep their areas clean and to keep things off of the common areas. She encouraged everyone to visit the West Village condo association's website for updated documents and minutes. Karen also offered her contact information for any questions or concerns.

### **Misc. Discussion**

The board discussed changing the timing of annual meetings to earlier in the year, preferably the second Tuesday of February, to address issues with retroactive billing for HOA dues increases. They decided to continue the practice of retroactive billing for this year but aim to avoid it in the future by holding earlier meetings. The board approves a motion to schedule future annual meetings by the second Tuesday of February, with some flexibility if needed. Karen will communicate this change to all owners along with the approved budget and minutes.

### **Adjournment**

There being no other business to discuss, the meeting was adjourned at 7:35 pm.

Respectfully Submitted,  
Karen Parra  
Slifer Management Company