

Notice of Annual Meeting of the Antlers Condominium Association

Date and Time: Sunday, September 5, 2021
4:00 pm – 6:00 pm MDT

Place: Rob LeVine Conference Center (Antlers at Vail 1st floor – Across unit #110)
The Annual Homeowners Meeting is also available online, via Zoom

Link: <https://us06web.zoom.us/j/87277878345?pwd=dWVta0xNSVJaZDM1aEYwbzQ0cXFqZz09>

Meeting ID: 872 7787 8345

Passcode: 958002

Connecting by phone: +1 312 626 6799

Phone ID: 872 7787 8345

Phone Password: 958002

PROXY FOR THE 2021 ANNUAL HOMEOWNERS' MEETING OF THE ANTLERS CONDOMINIUM ASSOCIATION, INC.

Please sign and return this proxy/vote by September 5th, 2021 3:00 pm

I/We represent myself/ourselves to be (an) owner(s) of a Unit within the Antlers Condominium Community. I/We grant my proxy and cast my/our votes in reference to the following matters as indicated and on other business that may come before the meeting:

Proxy and General Powers - (Check and complete as appropriate) I/We do hereby appoint, constitute and grant my/our Proxy to _____, or to the President of the Association (if the prior blank is not filled in with the name of our chosen proxy), for purposes of obtaining a quorum of Members at the meeting, and to approve, authorize, vote and/or implement all other action or business items as may come before the Association at the meeting and subject to the instructions below.

Instructions to Proxy - holder for vote on the proposed 2021-2022 budget

(Note: the proposed budget will be deemed ratified unless vetoed by a majority of all owners)

_____ Against Veto _____ For Veto _____ Abstain
(**IN FAVOR** of the proposed budget) (**AGAINST** the proposed budget) (effectively a vote **IN FAVOR** of the proposed budget)

Unit Owner (signature)

Date

Unit #

Print Name

This proxy should be signed and returned to the Antlers no later than 3:00 PM, Sunday, September 5th, 2021. Please mail (680 Lionshead Pl. Vail, CO 81657), email (mking@antlersvail.com), fax (970-476-4146) or text (970-471-2222) to the Association c/o Magda King.



ANTLERS

AT VAIL

680 W. Lionshead Place Vail, CO 81657 970-476-2471 970-476-4146 fax www.antlersvail.com

Agenda

Antlers Condominium Association

49th Annual Homeowners Meeting

Sunday, September 5, 2021, 4:00 PM

1. Call to order
2. Establish quorum
3. Approve minutes – 2020 Homeowners Meeting
4. Financial report
 - A. Projected year end 2020 – 2021
 - B. Proposed budget 2021 – 2022
5. Staff Reports
6. Real Estate Update
7. Board of Directors Election
8. Adjourn meeting



ANTLERS AT VAIL

680 W. Lionshead Place Vail, CO 81657 970-476-2471 970-476-4146 fax www.antlersvail.com

Notice of Meetings Owners' Weekend 2021

Antlers Board of Director's Meeting

Friday, September 3rd, 2021, 04:00 PM Mountain Time (US and Canada)

Computer Link:

<https://us06web.zoom.us/j/86978373858?pwd=SGduaXhSOEF2TlhWZ1BXUGFVTIB1QT09>

Meeting ID: 869 7837 3858

Passcode: 639194

Connecting by phone: +1 312 626 6799 US (Chicago)

Phone ID: 869 7837 3858

Phone Passcode: 639194

Antlers Annual Homeowners' Meeting

Sunday, September 5th, 2021, 04:00 PM Mountain Time (US and Canada)

Computer Link:

<https://us06web.zoom.us/j/87277878345?pwd=dWVta0xNSVJaZDM1aEYwbzQ0cXFqZz09>

Meeting ID: 872 7787 8345

Passcode: 958002

Connecting by phone: +1 312 626 6799 US (Chicago)

Phone ID: 872 7787 8345

Phone Password: 958002

Antlers Board Organizational Meeting

Monday, September 6th, 2021, 09:00 AM Mountain Time (US and Canada)

Computer Link:

<https://us06web.zoom.us/j/83329280148?pwd=MitjRWkhRmgzMmo5MS90WVJBVk1wdz09>

Meeting ID: 833 2928 0148

Passcode: 345597

Connecting by phone: +1 312 626 6799 US (Chicago)

Phone ID: 833 2928 0148

Phone Password: 345597

() There is no need to connect over the phone if you are connecting with the computer link*

**MINUTES OF THE ANNUAL MEETING OF MEMBERS
ANTLERS AT VAIL ASSOCIATION
Sunday, September 6, 2020**

Board President Catherine Michela called the meeting to order at 2:07 pm. Other Board members present were Jeff Brundage, Susan Hagy Humphrey, Joe Forish, Jim Taylor, and Scott Chapman. Staff members present were General Manager Magda King, Assistant GM Kim Rediker, Controller Chris Ratzlaff, Marketing Director Liana Moore, Revenue Manager Ryan Kelsey, Remodel Coordinator Dave Collins, Sales & Marketing Manager Matthew Parrish, Housekeeping Supervisor Juana Amaya, Front Desk Manager Chris Manning, and Chief Engineer Ramon Torres.

According to the Bylaws of the Association, quorum is 1/3 of members (90 units; 30 = quorum). With 21 units represented in person and 68 proxies, quorum is established.

Magda King reviewed a few guidelines for conducting a virtual meeting.

Minutes

The minutes of the September 1, 2019 meeting were reviewed and unanimously approved as presented.

Financial report

Projected year end 2019 – 2020: Magda King & Chris Ratzlaff reviewed the projected year end financial position of the Association. The Association is expected to have a net loss for the Fiscal Year ending August 31, 2020 of approximately \$80,000. However, the Antlers received the “Paycheck Protection Program” (PPP) loan from the Government of approximately \$295,000 and that amount is expected to be forgiven during the upcoming fiscal year. If that loan amount were booked in the 2019-2020 Fiscal Year, the Association would have ended the year with a surplus of approximately \$200,000. As a reminder, due to the worldwide Covid-19 pandemic, lodging business in Vail essentially ceased in March and Antlers was unable to accept most lodging guests for almost 3 months. Despite the challenges present by Covid-19, the property was able to realize about 80% of expected gross budgeted revenue, due to the effective plan applied to maximize revenue during the summer months, including adapting operations, including leaving 24 – 48 hours between reservations to preserve the good health and safety of our staff and guests.

Proposed budget 2020 – 2021: It was very difficult to develop a budget with such widespread economic uncertainty. The Antlers Board adopted an “expected” budget amount that is the guiding document for the 2020-2021 Fiscal Year. The budget is based upon the average of the three previous “normal” years, and then developed three separate scenarios. The “Best” budget scenario assumes reaching 80% of the 3-year average; The “Worst” budget scenario assumes reaching 35% of the 3-year average. The “Expected” budget scenario assumes reaching 50% of the 3-year average. While income is less certain, expenses are controllable, and the with the three budget scenarios, the Antlers can easily adapt to changing conditions. The “Expected” budget (50% of the 3-year average) is similar to what most properties in the Vail area are

budgeting. Due to the uncertainty created by the Covid-19 pandemic, the Antlers team put significant emphasis on alternative ways of generating income, including an increase in the Vacation Protection fee and stricter adherence to collecting a parking fee from guests who book via an outside vendor. The Vacation Protection fee allows guests to cancel without penalty, with the Antlers holding their deposits as a credit for a future stay. To avoid paying commission and travel agent fees, the team is working aggressively to encourage guests to book directly with Antlers. Three employee housing units will be rented at a higher rate to Eagle County employees who work in neighboring businesses. There is a slight increase in Association dues budgeted, 5% for General Assessments and 8% for Capital Assessments. There has not been an increase in General Assessments in 5 years and no increase to Capital Assessments in 8 years. Because there is one new unit/owner, the real increase to each existing owner is approximately 3.5%.

68 proxies were received with 58 AGAINST veto (in favor of the budget); 1 vote FOR veto (against the budget); 3 abstained from voting (in favor of the budget); 6 proxies received without a specified vote (in favor of the budget). According to the Bylaws of the Association, unless 50% vote FOR veto (against the budget), the budget is adopted. No votes were received from the floor. With 67 voting AGAINST VETO (in favor of the budget), the 2020-2021 budget is adopted as presented.

Real Estate Update

Rob LeVine presented a brief update of real estate activity at Antlers and in the area. It has been the busiest year in Antlers history in terms of real estate sales, outside of perhaps when the north wing was added. 5 units have sold, 1 is under contract, and 3 are listed for sale with significant interest. The normal average activity is 3 sales per year. Throughout the valley realtors are reporting higher sales volume and prices up about 10% from one year ago. Antlers value currently is approximately \$1,400/square foot for smaller units; \$1,600/square foot for larger units.

Board of Directors Election

One seat is up for election, and Jeff Brundage has submitted his candidacy to remain on the Board of Directors. With no other nominations from the floor, with a proper motion and second, Jeff Brundage is elected unanimously to serve a new 3-year term on the Board.

Antlers 2020 Project Debriefing

Magda King reviews the Antlers 2020 lobby/elevator project and financial position. The initial construction estimate of \$4.5million from Hyder Construction was provided in early 2018. A Special Assessment of \$4 million was approved on April 30, 2018 by the membership of Antlers at Vail Association. The Board was comfortable with an Assessment in an amount less than the total estimate because of plans to develop a new unit (500) that could be sold to offset any additional costs. Antlers was aware that there would be additional soft costs and knew the cost of the project may go up based upon the time gap between the estimate being presented and construction start. By the time construction started in 2019, the finalized construction budget presented by Hyder was closer to \$6 million. While it was considerably more than what we based the special assessment on, we remained hopeful that there wouldn't be a significant shortfall due to 3 factors: (1) sale of Unit 500 (2) carry forward of operating surplus from 17-18 fiscal year

(3) possible surpluses from 19-20 fiscal year (4) contingency in construction budget that we could avoid using. Unfortunately, we underestimated soft costs – architect fees, legal fees, structural testing, interior design costs. None of these expenses were way out of whack, but collectively added up. We should have stressed the possibility of coming up short by up to \$900k back in 2019 when we knew the discrepancy between the special assessment and the final contracted construction costs.

Outcome: Although the project was on time and on target, which was critical to resuming full operations by the 2020 holiday season, we do have a project cost variance of approximately 15% over the initial 2018 estimate. Through a construction project review process, the Antlers team is finalizing the costs and will have those available to the Board & owners soon. The Board felt it important to raise awareness now, to define the amount of the shortfall, and to investigate options to mitigate the financial impact to owners. It was noted that the project was on time and on target, but it was difficult with construction cost increases to end on budget. There are multiple options available to address the cost difference, and the Board will report back to Antlers ownership after project review is complete and costs are finalized. Options for addressing the shortfall will be outlined for discussion at the regularly scheduled December meeting of the Board of Directors.

There being no other business, the meeting was adjourned at 3:02 pm.

Antlers Condominium Association
2021-2022 Proposed Budget

	Actual 2018-19	Actual 2019-20	Forecast 2020-21 July 31 st	Proposed Budget 2021-22	NON-RENT BUDGET 2020-21	Notes
REVENUES						
Association Income						
Housing & Storage Income	\$ 45,676.00	\$ 40,907.97	93,797.32	\$ 50,400.00	\$ 145,000.00	1
Gain on Sale of Asset	0.00		25,758.75	0.00	0.00	
General Assessments	961,133.00	972,766.18	1,012,324.57	1,012,000.00	1,012,000.00	2
Capital Reserve Assessment	149,656.00	151,329.71	157,591.32	157,500.00	157,500.00	2
Laundry Income	5,569.00	4,299.99	5,618.52	4,150.00	1,000.00	
Interest Income/Owners	3,024.00	9,933.90	4,489.54	3,960.00	500.00	
Reserve interest	898.00	881.57	81.77	60.00	60.00	
Miscellaneous/Assoc	16,896.00	8,010.63	24,271.20	8,520.00	1,500.00	
Unit Maintenance Inc/Net	(23,614.00)	(29,557.37)	(8,517.06)	(24,000.00)		
Remodel Inc/Net	29,151.00	7,980.84	30,761.59	45,000.00		
Utilities Income-Owner	62,780.00	65,132.21	65,127.49	67,550.00		
Total Association Income	1,251,169.00	1,231,685.63	1,411,305.01	1,325,140.00	1,317,560.00	
Rental Management Income						
Cancellations	25,131.00	39,636.64	46,569.81	36,000.00		
Conference Room	77,103.00	77,304.25	44,802.72	50,000.00		
Discounts Earned	7,981.00	6,065.53	0.00	0.00		
Housekeeping	38,856.00	37,367.10	44,404.82	50,000.00	178,000.00	3
Interest	2,149.00	754.99	531.41	540.00		
Miscellaneous/Rental	1,231.00	19,713.21	5,564.93	7,405.00		
Parking Fees	19,480.00	13,745.00	43,745.00	42,695.00		4
Deposit Protection	17,393.00	16,560.03	63,255.48	63,820.00		4
Rental Commission	2,063,531.00	1,883,911.40	2,099,179.10	2,314,080.00		
Total Rental Mgmt Income	2,252,855.00	2,095,058.15	2,348,053.27	2,564,540.00	178,000.00	
TOTAL REVENUE	3,504,024.00	3,326,743.78	3,759,358.28	3,889,680.00	1,495,560.00	
EXPENSES						
Salaries & Wages						
Contract Labor	197,142.00	171,467.00	3,434.20	12,000.00	0.00	
Housekeeping/Laundry	583,137.00	577,708.97	642,501.64	794,620.00	255,000.00	
Maintenance	234,797.00	229,338.57	245,095.48	298,688.00	115,000.00	
Administrative	391,023.00	410,423.71	356,036.45	379,198.00	180,000.00	
Sales, Marketing, Reservations	171,052.00	185,812.90	149,693.89	251,090.00		
Front Desk	206,351.00	146,322.36	214,602.54	230,610.00	83,000.00	
Total Salaries & Wages	1,783,502.00	1,721,073.51	1,611,364.20	1,966,206.00	633,000.00	5
Employee Benefits						
401k Expenses	13,443.00	3,783.75	2,367.50	13,350.00	2,500.00	
Bonuses	19,327.00	0.00	0.00	36,000.00	3,000.00	
Employee Housing	4,410.00	342.79	4,644.35	5,100.00	10,000.00	
Employee Insurance	289,157.00	276,984.34	257,664.68	303,000.00	90,000.00	
Employee-Misc	48,048.00	29,367.91	43,463.84	55,080.00	12,000.00	
Payroll Taxes	118,197.00	120,987.43	123,267.97	149,940.00	45,000.00	
Uniforms	(298.00)	2,849.17	3,406.36	5,040.00	500.00	
Post Retirement Obligation Exp	6,859.00	5,693.00	0.00	0.00		
Total Employee Benefits	499,143.00	440,008.39	434,814.70	567,510.00	163,000.00	

Antlers Condominium Association
2021-2022 Proposed Budget

	Actual 2018-19	Actual 2019-20	Forecast 2020-21 July 31 st	Proposed Budget 2021-22	NON-RENT BUDGET 2020-21	Notes
Rental Management Expenses						
Advertising	43,371.00	42,004.76	30,457.43	48,948.00		
Bad Debt		2,530.07	1,454.12	600.00		
Cash (Over)/Short	128.00	82.37	49.40	0.00		
Conference Room	56,938.00	66,634.92	35,810.97	42,000.00		
Credit Card Fees	134,998.00	152,040.84	159,398.75	172,500.00		
Housekeeping Supplies	59,190.00	67,028.23	71,417.83	67,992.00	20,000.00	
Laundry	11,058.00	1,992.48	3,784.96	7,920.00	500.00	
Linens	13,002.00	14,669.82	90,654.30	12,000.00	1,000.00	
Marketing	64,588.00	69,301.90	33,360.12	72,002.00		
Guest Services	23,662.00	32,970.17	26,793.90	36,000.00		
Misc Rental Exp	750.00	998.28	(59.83)	600.00		
Telephone-Long Distance	831.00	976.79	1,235.93	1,800.00	500.00	
Travel Agent Commission	31,396.00	51,288.26	51,398.02	58,200.00		
Total Rental Mgmt Expenses	439,912.00	502,518.89	505,755.90	520,562.00	22,000.00	
Association Expenses						
Assoc Dues & Subscriptions	10,239.00	8,026.49	15,764.89	16,980.00	5,000.00	
Bank Service Charges	740.00	723.28	698.10	900.00	250.00	
TV Connection	26,129.00	26,852.33	20,891.00	21,120.00	21,120.00	
Common Rep & Maint	90,783.00	111,037.18	95,605.08	99,996.00	99,996.00	
Depreciation	53,024.00	56,783.00	45,271.25	48,000.00	48,000.00	
Education & Seminars	3,879.00	129.28	1,627.67	2,349.00	500.00	
Elevator Maintenance	25,115.00	28,943.61	27,677.55	24,000.00	24,000.00	
Insurance	46,692.00	48,538.57	54,209.49	54,000.00	48,000.00	
Interest	0.00	0.00	32,633.58	11,895.00	17,364.00	6
Landscaping	13,043.00	12,949.95	13,499.03	14,000.00	10,950.00	
Legal & Accounting	12,204.00	12,982.05	6,190.63	15,000.00	5,000.00	
Misc-Common	2,177.00	(5.00)	0.00	0.00		
Office Supplies	9,670.00	7,339.00	5,377.04	8,400.00	5,000.00	
Owner Services	19,713.00	10,718.22	916.75	16,000.00	10,000.00	
Pool Operations	15,060.00	16,467.24	29,399.34	18,992.00	15,000.00	
Postage	2,395.00	3,232.60	1,206.08	1,500.00	500.00	
Property Taxes	8,400.00	8,520.00	9,251.17	8,580.00	9,080.00	
Telephone Internet	31,101.00	31,271.69	25,988.84	13,200.00	13,200.00	
Trash Removal	8,568.00	9,822.38	12,208.13	12,000.00	7,000.00	
Utilities-Common	120,772.00	109,523.56	116,530.50	126,000.00	100,000.00	
Utilities Expense-Owner	67,078.00	64,072.84	65,205.70	67,550.00		
Vehicle Expense	2,992.00	3,638.69	935.98	3,600.00	2,000.00	
Water & Sewer	68,592.00	69,574.69	68,710.08	79,200.00	70,000.00	
Total Association Expenses	638,366.00	641,141.65	649,797.88	663,262.00	511,960.00	
Capital Expenditures						
General Improvements	4,333.00	0.00	4,863.58	600.00	600.00	
Equipment/Fixtures	7,100.00	7,216.31	4,080.96	9,000.00	5,000.00	
Office Equipment	1,756.00	7,247.71	2,800.77	5,040.00	2,500.00	
Capital Reserve Fund	150,000.00	151,036.00	157,500.00	157,500.00	157,500.00	
Total Capital Expenses	163,189.00	165,500.02	169,245.31	172,140.00	165,600.00	
TOTAL EXPENSES	3,524,112.00	3,470,242.46	3,370,977.99	3,889,680.00	1,495,560.00	
NET INCOME/(LOSS)	(\$ 20,088.00)	(\$ 143,498.68)	\$ 388,380.29	\$ 0.00	\$ 0.00	

20201 Proposed Budget Notes

1 Non-rent budget assumes market rates all units

2 No proposed increase in our General or Capital Assessments

New estimate on Non-rental budget reflecting market rates for
3 housekeeping services while higher, still doesn't reflect market rates

Both Parking and Deposit Programs were enhanced in 20-21
4 and expectation is to maintain those income amounts.

Increase in wages due to market pressures and increase in
5 # of employees. Antlers is still less than the height of previous years.

6 Elevator interest on loan

The "No-Rent" budget is the theoretical budget it would take to run the Antlers if no owners rented their unit.

Naturally, a lot of assumptions must be made about owners and owners' guest usage in such a scenario. While there is no "exactly right" number for many of the line items, each of them has been deemed to be reasonable by the ownership.

The no-rent budget drives the general assessments (condo fees), which by default leaves all the remaining expenses incurred, and paid for, by the rental program.

General Assessments for 2021-2022

No Change from 2020 - 2021

UNIT	TYPE	% INTEREST	Class	Annual	UNIT	TYPE	% INTEREST	Class	Annual
101	1BR	0.0102	Original	employee housing	407	1BR	0.0077	Original	\$7,700
102	1BR	0.0077	Original	employee housing	408	STD	0.0077	Original	\$7,700
103	1BR	0.0077	Original	\$7,700	409	STL	0.0145	Original	\$14,501
104	1BR	0.0077	Original	\$7,700	410	3BR	0.0145	Original	\$14,501
105	1BR	0.0077	Original	\$7,700	411	2BR	0.0145	Original	\$14,501
106	1BR	0.0077	Original	\$7,700	412	3BR	0.0145	Original	\$14,501
107	1BR	0.0077	Original	\$7,700	414	2BR	0.0126	A2000	\$13,644
108	1BR	0.0077	Original	\$7,700	415	2BR	0.0126	A2000	\$13,644
109	STD	0.0077	Original	\$7,700	416	2BR	0.0115	A2000	\$12,450
110	1BR	0.0077	Original	\$7,700	417	2BR	0.0115	A2000	\$12,450
111	1BR	0.0077	Original	\$7,700	418	2BR	0.0119	A2000	\$12,888
112	1BR	0.0077	Original	\$7,700	420	2BR	0.0114	A2000	\$12,341
201	2BR	0.0102	Original	\$10,407	421	2BR	0.0114	A2000	\$12,341
202	1BR	0.0077	Original	\$7,700	500	2BR	0.0138	A2000	\$14,939
203	1BR	0.0077	Original	\$7,700	501	2BR	0.0102	Original	\$10,407
204	1BR	0.0077	Original	\$7,700	502	1BR	0.0077	Original	\$7,700
205	1BR	0.0077	Original	\$7,700	503	1BR	0.0077	Original	\$7,700
206	1BR	0.0077	Original	\$7,700	504	1BR	0.0077	Original	\$7,700
207	1BR	0.0077	Original	\$7,700	505	1BR	0.0077	Original	\$7,700
208	STD	0.0077	Original	\$7,700	506	STD	0.0077	Original	\$7,700
209	1BR	0.0077	Original	\$7,700	507	1BR	0.0077	Original	\$7,700
210	1BR	0.0077	Original	\$7,700	508	1BR	0.0077	Original	\$7,700
211	1BR	0.0077	Original	\$7,700	514	3BR	0.0169	A2000	\$18,292
212	STD	0.0077	Original	\$7,700	515	3BR	0.0169	A2000	\$18,292
301	2BR	0.0102	Original	\$10,407	516	3BR	0.017	A2000	\$18,411
302	STD	0.0077	Original	\$7,700	517	2BR	0.0115	A2000	\$12,450
303	1BR	0.0077	Original	\$7,700	518	4BR	0.0206	A2000	\$22,303
304	STD	0.0077	Original	\$7,700	519	4BR	0.021	A2000	\$22,731
305	1BR	0.0077	Original	\$7,700	520	2BR	0.0114	A2000	\$12,341
306	STD	0.0077	Original	\$7,700	521	2BR	0.0114	A2000	\$12,341
307	STD	0.0077	Original	\$7,700	601	2BR	0.0102	Original	\$10,407
308	1BR	0.0077	Original	\$7,700	602	1BR	0.0077	Original	\$7,700
309	1BR	0.0077	Original	\$7,700	603	1BR	0.0077	Original	\$7,700
310	STD	0.0077	Original	\$7,700	604	STD	0.0077	Original	\$7,700
311	1BR	0.0077	Original	\$7,700	605	1BR	0.0077	Original	\$7,700
312	1BR	0.0077	Original	\$7,700	606	1BR	0.0077	Original	\$7,700
314	2BR	0.0126	A2000	\$13,644	607	STD	0.0077	Original	\$7,700
315	2BR	0.0126	A2000	\$13,644	608	1BR	0.0077	Original	\$7,700
316	2BR	0.0115	A2000	\$12,450	620	4BR	0.0201	A2000	\$21,756
317	2BR	0.0115	A2000	\$12,450	621	4BR	0.0201	A2000	\$21,756
318	2BR	0.0119	A2000	\$12,888	701	3BR	0.017	Original	\$17,208
320	2BR	0.0114	A2000	\$12,341	702	3BR	0.0145	Original	\$14,501
321	2BR	0.0114	A2000	\$12,341	703	3BR	0.0145	Original	\$14,501
401	2BR	0.0102	Original	\$10,407	704	2BR	0.0145	Original	\$14,501
402	STD	0.0077	Original	\$7,700	705	3BR	0.0145	Original	\$14,501
403	1BR	0.0077	Original	\$7,700	706	3BR	0.0145	Original	\$14,501
405	3BR	0.0154	Original	\$15,401	707	3BR	0.0145	Original	\$14,501
406	1BR	0.0077	Original	\$7,700	708	3BR	0.0145	Original	\$14,501
TOTAL									\$1,012,000

Note - Annual Assessments for Antlers 2000 class of units include domestic heat and hot water at \$0.94/ sf.
 Annual Assessments for "01" Original class of units include domestic heat and hot water at that rate for 220 sf.

Capital Assessment 2021-2022

No change from 2020 - 2021

UNIT TYPE	% INTEREST		UNIT TYPE	% INTEREST	ASSMT		
101	2BR	0.0102	407	1BR	0.0077	\$1,245	
102	2BR	0.0077	408	STD	0.0077	\$1,245	
103	1BR	0.0077	\$1,245	409	STL	0.0145	\$2,344
104	1BR	0.0077	\$1,245	410	3BR	0.0145	\$2,344
105	1BR	0.0077	\$1,245	411	2BR	0.0145	\$2,344
106	1BR	0.0077	\$1,245	412	3BR	0.0145	\$2,344
107	1BR	0.0077	\$1,245	414	2BR	0.0126	\$2,037
108	1BR	0.0077	\$1,245	415	2BR	0.0126	\$2,037
109	STD	0.0077	\$1,245	416	2BR	0.0115	\$1,859
110	1BR	0.0077	\$1,245	417	2BR	0.0115	\$1,859
111	1BR	0.0077	\$1,245	418	2BR	0.0119	\$1,923
112	1BR	0.0077	\$1,245	420	2BR	0.0114	\$1,843
201	2BR	0.0102	\$1,649	421	2BR	0.0114	\$1,843
202	1BR	0.0077	\$1,245	500	2BR	0.0138	\$2,231
203	1BR	0.0077	\$1,245	501	2BR	0.0102	\$1,649
204	1BR	0.0077	\$1,245	502	1BR	0.0077	\$1,245
205	1BR	0.0077	\$1,245	503	1BR	0.0077	\$1,245
206	1BR	0.0077	\$1,245	504	1BR	0.0077	\$1,245
207	1BR	0.0077	\$1,245	505	1BR	0.0077	\$1,245
208	STD	0.0077	\$1,245	506	STD	0.0077	\$1,245
209	1BR	0.0077	\$1,245	507	1BR	0.0077	\$1,245
210	1BR	0.0077	\$1,245	508	1BR	0.0077	\$1,245
211	1BR	0.0077	\$1,245	514	3BR	0.0169	\$2,732
212	STD	0.0077	\$1,245	515	3BR	0.0169	\$2,732
301	2BR	0.0102	\$1,649	516	3BR	0.017	\$2,748
302	STD	0.0077	\$1,245	517	2BR	0.0115	\$1,859
303	1BR	0.0077	\$1,245	518	4BR	0.0206	\$3,330
304	STD	0.0077	\$1,245	519	4BR	0.021	\$3,394
305	1BR	0.0077	\$1,245	520	2BR	0.0114	\$1,843
306	STD	0.0077	\$1,245	521	2BR	0.0114	\$1,843
307	STD	0.0077	\$1,245	601	2BR	0.0102	\$1,649
308	1BR	0.0077	\$1,245	602	1BR	0.0077	\$1,245
309	1BR	0.0077	\$1,245	603	1BR	0.0077	\$1,245
310	STD	0.0077	\$1,245	604	STD	0.0077	\$1,245
311	1BR	0.0077	\$1,245	605	1BR	0.0077	\$1,245
312	1BR	0.0077	\$1,245	606	1BR	0.0077	\$1,245
314	2BR	0.0126	\$2,037	607	STD	0.0077	\$1,245
315	2BR	0.0126	\$2,037	608	1BR	0.0077	\$1,245
316	2BR	0.0115	\$1,859	620	4BR	0.0201	\$3,249
317	2BR	0.0115	\$1,859	621	4BR	0.0201	\$3,249
318	2BR	0.0119	\$1,923	701	3BR	0.017	\$2,748
320	2BR	0.0114	\$1,843	702	3BR	0.0145	\$2,344
321	2BR	0.0114	\$1,843	703	3BR	0.0145	\$2,344
401	2BR	0.0102	\$1,649	704	2BR	0.0145	\$2,344
402	STD	0.0077	\$1,245	705	3BR	0.0145	\$2,344
403	1BR	0.0077	\$1,245	706	3BR	0.0145	\$2,344
405	1BR	0.0154	\$2,489	707	3BR	0.0145	\$2,344
406	1BR	0.0077	\$1,245	708	3BR	0.0145	\$2,344
			TOTAL				
					0.9923		
					\$157,500		

Staff Reports

Remodeled Units: <https://watch.wave.video/a44b32612ce3d41f861053cc>

Front Desk Manager: <https://watch.wave.video/78032461264b409ce736757c>

Chief Engineering: <https://watch.wave.video/a5e0236192ee7185df426339>

Executive Housekeeper: <https://watch.wave.video/6127eb2f46e0fb00017882f9>

Remodel Coordinator: <https://watch.wave.video/611a8b5746e0fb0001061678>

Marketing Director: <https://watch.wave.video/57ac2661914f3a89bc00ac2f>

Sales and Revenue Manager: <https://watch.wave.video/df84156186fe6a2b7827a98c>

Accounting: <https://watch.wave.video/c27511619bd7f6cac8245746>

Assistant GM: <https://watch.wave.video/69c81a6164f34531053d8f74>

GM: <https://watch.wave.video/d13f2d61a06e1c9cfd64bac8>

20 Aug 2021

Dear Antlers Homeowner,

I would like to respectfully request your consideration for my re-election as a Board Member to the Antlers Condominium Association Board of Directors.

The Antlers at Vail ownership and Antlers Management have done an outstanding job in sustaining and leveraging our leadership position among the top tier of Vail resort Platinum properties, established through hard work and vision of our management team and continued interest and focus, by you as Owners in upgrading both units and developing our common area – both so critical in attracting our customers to our property, year after year. This focus has allowed us to remain competitively positioned among the tier of properties providing high quality family-oriented condominium lodging and service.

To accomplish these commonly-held goals of all the Antlers homeowners, I would like to continue to assist you to develop and to maintain our Antlers property as a member of the Board of Directors.

My two primary goals, on your behalf during my tenure on the BOD, have been to help establish and maintain effective and transparent communications between Antlers owners and management, and to plan for both short term needs and a long-term property development for the Antlers – all with the focus of maintaining and growing your homes as an investment and a vital part of your family lives.

Leveraging my professional background and business knowledge as a managing founder of two companies, Board Member and Executive Coach for chief executives (CEOs) of companies from \$5M to \$650M, I have been honored to serve you in the capacity of Antlers Condominium Association Board member and past Board President.

With your support, I would like to continue to serve you and the Association and the Antlers management team through a new term as a member of the Board of Directors. Thank you for your consideration.

Warmest regards,

Catherine H. Michela
Co-owner, #518

August 21, 2021

Dear Antlers Homeowners,

My husband, Tom, and I have been owners at the Antlers since 2008. We own Unit 210, a one bedroom with bunks. We've been interested in the operations and have gotten to know most of the staff. We are both geologists with two adult children.

I began staying at the Antlers when I was in college. We first came to ski but later stayed many times year-round. My parents loved it and came for many summers. My father was a CPA and we had many discussions involving finance and economics. When we had our children, we joined up with other families and had wonderful times around the pool and all over the valley. We even put out a fire in the dumpsters where my husband got to break the glass on the fire alarm and pull out the fire hose! He and our friends thought that was pretty fun. After we bought our unit, we were very interested in the operations and intentionally got to know most of the staff.

I earned a degree in geology at the University of Wisconsin-Madison. I was also on the women's ski team. Back then we had no fancy racing clothes and just took off our jackets when we raced.

I came to Denver and got my first job as a petroleum geologist. My first year I worked out on the drilling locations as the geologist on site. We lived in pretty basic trailers- every girl's dream! That first winter I worked in North Dakota and it was wicked cold but very beautiful.

After that first year, I came into the office in Denver and began work as an exploration geologist. I mapped and developed areas with potential oil reserves. My work included risk and economic analysis on all projects. If the well was successful, I was responsible to map and make plans for additional wells. I also evaluated many other kinds of properties and prepared bids. We were very successful.

So, I believe that I have a good business background and, very importantly, I was trained in critical thinking.

Libby Sperr
libbysperr@hotmail.com

Susan Hagy Humphrey
13499 Sawpit Road
Jacksonville, FL 32226

August 19, 2021

Dear Antlers' Owners,

I would like to ask for your consideration in re-electing me to serve a third term as a member of the Board of Directors of the Antlers Homeowners Association.

I have owned Unit 608, since 1995 and as a second generation owner, have been part of the Antlers family since my parents, Anne & Hal Hagy purchased here in 1975. It has been a privilege to consider the Antlers my home away from home. For our family, the Antlers is much more than an investment, and as with many of you, it is my "happy place". Growing up alongside this unique property, it has been a long and winding "Gore Creek" to our current success. Success that presents new challenges on a regular basis. Some challenges are unforeseen as in the global pandemic. However, some challenges we can foresee and address before it negatively impacts our business. A recent example is your support of the 2019 Capital project to build out a new primary elevator ensuring convenient accessibility to every unit. Another example is having the vision to significantly increase the number of employee housing units as part of the Antlers 2000 project. Time and time again, these challenges are met with the same creativity, determination and positivity that the Antlers have become known for.

Many of you purchased here because you recognize the true gem that it is. The property is in an amazing location. Check! Views from the pool are the best in town. Check! You as owners consistently reinvest in your condos in the never ending mission to sustain our "Platinum" rating. Check! Re-check! But what keeps our guests returning year after year? Our staff members. Their dedication and resiliency have created a culture of cooperation that is the envy of Vail Valley. The legacy of Bud Benedict and Rob Levine, our first and second GM's respectively, set a high bar for the standard of excellence we have come to appreciate. I'm incredibly proud of the Antlers led by General Manager Magdalena King, in their service to owners, guests, the resort community and to each other. Magda's team of professionals, a strong HOA and each and every homeowner are invaluable in keeping the Antlers relevant in an increasingly competitive resort housing marketplace.

I have remained passionate about Vail and the Colorado Rockies since my first visit. I was married in the Vail Chapel on a beautiful snowy day. My husband Michael and I live in Jacksonville, Florida, with ties to Virginia and North Carolina. I've served in a variety of marketing and human resource development positions over the years including Director of Human Resources and Training for a large broadband provider. I would like to continue serving you, the ownership at the Antlers. I hope you will support my re-election to the Board of Directors of the Antlers HOA. Thank you!

Susan H. Humphrey