

Draft

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS ANTLERS AT VAIL ASSOCIATION Saturday, December 3, 2022

Jeff Brundage, President of the Board, called the meeting to order at 12:55 pm. Other Board Members present were Susan Hagy Humphrey, Catherine Michela, Libby Sperr, and via Zoom Buzz Dow and Ross Dupper. Also in attendance were Magda King, GM, Chris Manning, Controller, Elena Fundureanu Assistant Controller, Ryan Kelsey Sales & Revenue Manager and Mike Jenkins of McMahan & Associates.

Minutes

The minutes of the Monday, September 19 meeting of the Board of Directors were reviewed and upon a proper motion by Catherine Michela and second by Susan Hagy Humphrey were unanimously approved.

Audit report

The audit report was presented by Mike Jenkins of McMahan & Associates (CPAs). The audit opinion is unmodified/clean, the highest level of assurance that CPAs can give on an audit, which is a testament to the strength of the Antlers accounting department. Mike noted that working with the Antlers is extremely straightforward and the staff is most professional. Due to a profitable rental program and reduced expenses (mostly for savings in salaries), the Association generated a profit of approximately \$336K. McMahan recommended that moving forward a Tax Liability line item be included in the annual budget. While explaining the financial supporting documents, Mike noted that the Replacement Fund Balance as of August 31st had a negative balance of \$425,990. The amount reflected was from an accounting perspective.

Financial Report

Chris Manning presented the 2021-2022 Adjusted Totals and stated that the Operation Surplus was \$284K. This number may vary as there are some minor accounting adjustments that need to happen. He noted that the actuals show a strong booking pattern in these 2 months into the fiscal year.

Ryan Kelsey presented information on winter reservations noting a great pace in our bookings, reaching already 102% of the winter's projected budget. Ryan presented the FY21'-22' Summer bookings, which surpassed the revenue budget by 12%. With a strong 22'-23 Summer Booking Pace, it was recommended that the management team share with the ownership in our next Annual Homeowners' meeting what is the booking ceiling (occupancy and revenue) that our property projects. This information would help setting clear revenue expectations and may help the ownership to understand further the Antlers rental operation and business model.

New Business

Magda King presented the results of the Capital Reserve/Meeting Day Survey that was sent to the ownership in November, and after discussing the results, the BOD asked the Capital Reserve Sub-Committee to work with management in a report that would consider and analyze the accounting, the external Reserve Study and the Operation's Capital needs and their prioritization. This document will serve as the base on which future funding strategies will be presented to the ownership. The Annual Homeowners' Meeting Date is to be determined by the management depending on the reservations already on the books, considering what most of the votes reflected (either 2nd or 3rd week of September).

There being no further public business before the Board, upon a proper motion by Libby Sperr, second by Catherine Michela and unanimous vote the Board adjourned into Executive session at 3:00 pm to discuss personnel issues. Joining the Board in Executive Session were Magda King and Chris Manning.