

**Notice of Annual Meeting of the Antlers Condominium Association**

**Date and Time:**     **Saturday, September 7<sup>th</sup>, 2024**  
                                  **4:00 pm 6:00 pm MDT**  
**Place:**               **Rob LeVine Conference Center (Antlers at Vail 1st floor Across unit #110)**

---

**PROXY FOR THE 2024 ANNUAL HOMEOWNERS’ MEETING  
OF THE ANTLERS CONDOMINIUM ASSOCIATION, INC.**

***Please sign and return this proxy/vote by September 7th, 2024, 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 2024-2025 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 <b>IN FAVOR</b> 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, Saturday, September 7<sup>th</sup>, 2024. Please mail (680 Lionshead Pl. Vail, CO 81657), email (mking@antlersvail.com) 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](http://www.antlersvail.com)

---

## Agenda

### **Antlers Condominium Association**

### ***52<sup>nd</sup> Annual Homeowners Meeting***

**Saturday, September 7, 2024, 4:00 PM**

1. Call to order
2. Establish quorum
3. Approve minutes – 2023 Homeowners Meeting
4. Financial report
  - A. Projected year end 2023 – 2024
  - B. Capital Reserve Analysis
  - C. Proposed budget 2024 – 2025
5. Staff
  - A. Open questions about the presented information
  - B. Sales and Marketing – What is Next?
  - C. Staff Anniversary Recognition
6. Real Estate Update
7. Board of Directors Election
8. Adjourn



# ANTLERS AT VAIL

680 W. Lionshead Place Vail, CO 81657

970-476-2471

970-476-4146 fax

[www.antlersvail.com](http://www.antlersvail.com)

---

## Notice of Meetings and Schedule of Events Owners' Weekend 24

### **Friday, September 6<sup>th</sup>, 2024**

5:00 – 7:00 PM Owners' Welcome Greet and Meet reception Lobby area  
3:00 PM Board of Directors Meeting – Millie Barela Boardroom

### **Saturday, September 7<sup>th</sup>, 2024**

4:00 PM Antlers Annual Homeowners' Meeting  
6:00 PM Owners Dinner

**Zoom Access:** <https://us06web.zoom.us/j/82269338818?pwd=f690Ta2CZPzIRbVfbIRK7v9Ftk564E.1>

### ***52nd Antlers Annual Homeowners Meeting***

**Time: Sep 7, 2024, 04:00 PM Mountain Time (US and Canada)**

**Meeting ID: 822 6933 8818**

**Passcode: 244083**

### **Sunday, September 8<sup>th</sup>, 2024**

8:00 AM - 10:00 AM Owners' Farewell Brunch  
9:00 AM – 10:00 AM Board of Directors Organizational Meeting

**Draft**

**MINUTES OF THE ANTLERS ANNUAL HOMEOWNERS MEETING  
ANTLERS AT VAIL ASSOCIATION  
Sunday, September 17, 2023**

**Call to Order**

Jeff Brundage called the 51<sup>st</sup> Annual Homeowners Meeting to order at 4:03pm with the following homeowners in attendance: Ed Alizadeh #519, Dessa Bodikes and William Fay, # 601, Jeff Brundage, #308, Kay Christensen, # 708, Laura Cofrin, # 605, Bob Dugan, # 201, Ross Dupper, # 701, Lius and Ivette Garrigo, # 520, Sabina Grossman, # 208, Chris Hooper and Athena Foley, # 403, Susan Hagy Humphrey and Michael Humphrey, # 608, Richard Jackson, # 305 and # 320, Lori Radcliffe, # 303, Susie Ramsey, #203, Shirley Rauter, # 506, Marsha and Tom Smedley, # 310, Greg Smith, # 501, Libby and Tom Sperr, #210, and Mark Ulmschneider, #517.

Attending via Zoom were Ed and Dianna Bratton, # 105 and 312, Ray Deux, # 205 and 706, Buzz Dow, # 418, Dr. Wayne Glazier, # 705, Richard and Robin Haas, # 405, James Joseph, # 503, Victor Koch, # 414, David Martin, # 504, and Catherine Michela, # 518.

Antlers staff members in attendance were: General Manager Magda King, Assistant General Manager Jeff Severini, Revenue Director Ami Hudgens, Marketing Director Liana Moore, Controller Chris Manning, Assistant Controller Elena Fundureanu, Conference Services Manager Sara Beery, Chief Engineer Ramon Torres, Front Desk Manager Gabe Kossman, Executive Housekeeper Gladys Contreras, Assistant Executive Housekeeper Juana Amaya, Remodel Coordinator Dave Collins, Head of Residence Quality Management Jane Packard, Residence Quality Management Coordinator Kristie Long.

**Establish Quorum**

With 31 units represented in person or via zoom and 29 via proxy, quorum was established.

**Approve Minutes – 2022 Homeowners Meeting**

The room reviewed the minutes and without any discussion, a motion was made by Susy Ramsey #203 to approve them. Shirley Rauter #506, and Chris Hooper #403 seconded the motion. The minutes from the 2022 Annual Homeowners Meeting were approved unanimously.

**FINANCIAL REPORT**

**Projected Year End 2022-2023**

Chris Manning presented the Projected Year End Review for FY 22-23. Revenues and expenses were compared. It was forecasted to outperform the rental commission budget by 9%. A spike in natural gas prices significantly increased the presented projected expenses. As a result, a 24-month contract for natural gas supply at a fixed price of \$6.1489 per MMBtu was signed.

Magda King took the podium to explain how the management has utilized the FY surpluses of the last previous years. A historic summary of the south elevator was offered reviewing the reasons why the south elevator was decommissioned, and the importance of reactivating. No discussion was held about the two topics.

**Capital Reserve Analysis**

Ross Duper presented a Capital Reserve Funding analysis. A general summary was given and expanded

on through questions from owners. It was made clear that the capital reserve fund would be used toward large scale needs around the Antlers building as assets depreciate, not for routine maintenance. Ross explained the proposal to increase the capital reserve fund by 10% per year. In addition to the annual contribution, several special assessments would be presented to the ownership until the capital reserve funding level reaches about 30%, which is the conservative level recommended by the reserve study. It was remarked that this funding strategy was going to be revised as the property reserve studies are analyzed, and after verifying the property needs. A very healthy discussion followed the presentation, owners were grateful for the Board of Directors work towards this endeavor.

#### **Proposed Budget 2023-2024**

Magda King presented the FY23-24 proposed budget. It was mentioned the consistency in marketing expenses in the past two years. The main reason for this being the use of complimentary nights given to partners to promote the property, Magda thanked the owners for the use of their units for complimentary stays. She shared the news that through the Vail Valley Foundation, and as a result of issuing complimentary stays, the Antlers would be receiving a vehicle to be used as our primary guest shuttle. Not questions were received about the proposed 2023-2024 budget. A motion to vote on the approval of the 2023-2024 proposed budget was made by Shirley Rauter #506 and seconded by Chris Hooper and Athena Foley #403. The proposed 2023-2024 budget was approved unanimously by the ownership present at the meeting.

#### **STAFF**

#### **Open Questions about the Presented Information**

The Antlers staff in attendance was invited by Magda King to stand for introductions. One-by-one all staff members in attendance made a brief introduction to the present homeowners. Following the introductions, the floor was opened for questions. Ami Hudgens, Revenue Director, fielded questions regarding revenue strategies she was interested in pursuing in the future.

#### **Staff Anniversary Recognition**

Magda King recognized Liana Moore for her 10-year anniversary at the Antlers. Lorena Avitia was also recognized for her 15-year anniversary with the Antlers housekeeping staff.

#### **Real Estate Update**

Unit # 206 is on the market and the selling price is \$1,350,000. The unit currently is under contract. The last unit sold in the property was #508 at \$1,425,000 with an average price of \$2,096 Sq. Ft. The average days on the market in the Lionshead area were 66 and the average price at the same location about \$1,900 Sq. Ft.

#### **Board of Directors Election**

Jeff Brundage announced the election of a new Director and informed the room that Chris Hooper was the only current candidate. Chris Hooper stood and gave a brief introduction to the room explaining his interest in acting as a Director on the Board. Jeff Brundage asked homeowners in attendance via zoom if any were interested in running against Chris and having no other candidates, Chris Hooper was appointed to the Board of Directors by acclamation.

#### **Adjourn**

Jeff Brundage asked the room for a motion to adjourn the meeting. Shirley Rauter #506 made a motion to adjourn and Tom Smedley # 310 seconded. The 2023 Annual Homeowners Meeting was adjourned at 5:48 pm

**Antlers at Vail**  
**Proposed Budget 2024-2025**

	<b>2023-24 Forecast (as of 06/30/24)</b>	<b>2023-24 Budget</b>	<b>2024-2025 PROPOSED Budget</b>	<b>NON-RENT BUDGET 2024-25</b>	<b>NOTES</b>
<b>REVENUES</b>					
<b>Association Income</b>					
Housing & Storage Income	\$55,325	\$58,968	\$60,204	\$205,000	1
Gain on Sale of Asset	\$0	\$0	\$0		
General Assessments	\$1,067,000	\$1,067,000	\$1,322,085	\$1,322,085	2
Capital Reserve Assessment	\$200,200	\$200,200	\$220,220	\$220,220	3
Laundry Income	\$6,972	\$6,620	\$8,082	\$1,500	
Interest Income/Owners	\$137	\$256	\$0	\$256	
Reserve interest	\$1,748	\$1,785	\$1,500	\$1,785	
Miscellaneous/Assoc	\$17,633	\$17,400	\$18,000	\$8,000	
Unit Maintenance Inc/Net	-\$18,066	-\$20,400	-\$20,400		
Remodel Inc/Net	\$19,637	\$30,000	\$30,000		
Utilities Income-Owner	\$61,612	\$70,000	\$70,000		
<b>Total Association Income</b>	<b>\$1,412,198</b>	<b>\$1,431,829</b>	<b>\$1,709,692</b>	<b>\$1,758,846</b>	
<b>Rental Management Income</b>					
Cancellations	\$38,259	\$50,000	\$25,000		
Conference Room	\$137,648	\$140,000	\$108,000		
Discounts Earned	\$2,657	\$5,000	\$5,000		
Housekeeping	\$114,756	\$120,610	\$120,000	\$232,552	
Interest	\$7,625	\$6,000	\$7,000		
Miscellaneous/Rental	-\$1,842	\$1,200	\$600		
Parking Fees	\$32,300	\$39,500	\$35,000		
PET FEE	\$43,428	\$55,000	\$55,000		
Deposit Protection	\$24,482	\$46,896	\$25,000		
Rental Commission	\$3,027,389	\$2,880,974	\$2,988,000		4
<b>Total Rental Mgmt Income</b>	<b>\$3,426,702</b>	<b>\$3,345,180</b>	<b>\$3,368,600</b>	<b>\$232,552</b>	
<b>TOTAL REVENUE</b>	<b>\$4,838,900</b>	<b>\$4,777,009</b>	<b>\$5,078,292</b>	<b>\$1,991,398</b>	
<b>EXPENSES</b>					
<b>Salaries &amp; Wages</b>					
Contract Labor	\$10,877	\$0	\$0		
Housekeeping/Laundry	\$985,894	\$1,105,692	\$1,100,702	\$300,000	
Maintenance	\$403,854	\$398,753	\$440,051	\$211,000	
Administrative	\$383,157	\$388,806	\$402,045	\$200,000	
Sales, Marketing, Reservations	\$221,319	\$228,793	\$240,616		
Front Desk	\$330,818	\$387,480	\$354,839	\$130,000	
<b>Total Salaries &amp; Wages</b>	<b>\$2,335,919</b>	<b>\$2,509,524</b>	<b>\$2,538,253</b>	<b>\$841,000</b>	5
<b>Employee Benefits</b>					
401k Expenses	\$36,454	\$36,400	\$46,400	\$5,000	6
Bonuses	\$40,892	\$39,000	\$39,000	\$5,000	
Employee Housing	\$12,204	\$4,800	\$6,000	\$14,000	
Employee Insurance	\$224,679	\$271,282	\$240,000	\$100,000	
Employee-Misc	\$70,414	\$61,000	\$65,000	\$12,400	
Payroll Taxes	\$205,438	\$203,271	\$219,491	\$70,644	
Uniforms	\$2,812	\$3,000	\$4,800	\$600	
Post Retirement Obligation Exp	\$3,000	\$3,000	\$2,000	\$3,000	
<b>Total Employee Benefits</b>	<b>\$595,893</b>	<b>\$621,754</b>	<b>\$622,691</b>	<b>\$210,644</b>	

**Antlers at Vail**  
**Proposed Budget 2024-2025**

	<b>2023-24 Forecast (as of 06/30/24)</b>	<b>2023-24 Budget</b>	<b>2024-2025 PROPOSED Budget</b>	<b>NON-RENT BUDGET 2024-25</b>	<b>NOTES</b>
<b>Rental Management Expenses</b>					
Advertising	\$35,302	\$45,000	\$52,500		
Bad Debt	\$50	\$300	\$200		
Cash (Over)/Short	\$0	\$0	\$0		
Conference Room	\$100,090	\$100,000	\$88,560		
Credit Card Fees	\$282,852	\$200,000	\$230,000		7
Housekeeping Supplies	\$115,953	\$110,000	\$120,000	\$23,019	
Laundry	\$14,116	\$6,000	\$10,000	\$600	
Linens	\$17,281	\$20,000	\$20,000	\$1,210	
Marketing	\$67,568	\$65,000	\$72,500		
Guest Services	\$45,100	\$43,000	\$44,000		
Misc Rental Exp	\$1,620	\$600	\$2,000		
Telephone-Long Distance	\$998	\$1,200	\$1,200	\$550	
Travel Agent Commission	\$82,207	\$75,000	\$93,440		
<b>Total Rental Mgmt Expenses</b>	<b>\$763,137</b>	<b>\$666,100</b>	<b>\$734,400</b>	<b>\$25,379</b>	
<b>Association Expenses</b>					
Assoc Dues & Subscriptions	\$23,092	\$18,000	\$22,000	\$5,000	
Bank Service Charges	\$312	\$750	\$750	\$250	
TV Connection	\$27,724	\$28,800	\$28,800	\$28,800	
Common Rep & Maint	\$196,691	\$125,428	\$171,150	\$125,000	
Depreciation	\$43,850	\$45,600	\$43,573	\$48,000	
Education & Seminars	\$3,480	\$9,000	\$8,000	\$500	
Elevator Maintenance	\$20,524	\$32,000	\$38,234	\$35,000	
Insurance	\$98,181	\$80,000	\$130,000	\$100,000	8
Interest	\$1,725	\$1,720	\$1,720	\$0	
Landscaping	\$13,551	\$17,000	\$20,000	\$20,000	
Legal & Accounting	\$14,139	\$20,000	\$20,000	\$10,000	
Fed Income Tax Expense		\$0		\$0	
State Income Tax Expense		\$0		\$0	
CPA Adjusting Tax Journal Entry 8.31.22	\$0				
Misc-Common	\$4,230	\$0	\$0	\$0	
Office Supplies	\$15,546	\$14,000	\$16,000	\$5,000	
Owner Services	\$15,025	\$25,000	\$17,980	\$10,000	
Pool Operations	\$25,102	\$22,000	\$26,000	\$17,600	
Postage	\$2,414	\$1,800	\$2,500	\$500	
Property Taxes	\$10,193	\$9,415	\$11,520	\$12,000	
Telephone Internet	\$26,509	\$25,500	\$18,000	\$18,000	
Trash Removal	\$22,401	\$19,000	\$24,000	\$7,000	
Utilities-Common	\$150,834	\$104,503	\$170,000	\$170,000	9
Utilities Expense-Owner	\$61,612	\$70,000	\$70,000		
Vehicle Expense	\$4,803	\$7,541	\$7,500	\$3,000	
Water & Sewer	\$107,274	\$90,375	\$103,000	\$70,000	
<b>Total Association Expenses</b>	<b>\$889,212</b>	<b>\$767,432</b>	<b>\$950,727</b>	<b>\$685,650</b>	

**Antlers at Vail**  
**Proposed Budget 2024-2025**

	<b>2023-24 Forecast (as of 06/30/24)</b>	<b>2023-24 Budget</b>	<b>2024-2025 PROPOSED Budget</b>	<b>NON-RENT BUDGET 2024-25</b>	<b>NOTES</b>
<b>Capital Expenditures</b>					
General Improvements	\$0	\$0	\$0	\$630	
Equipment/Fixtures	\$7,301	\$6,000	\$6,000	\$5,250	
Office Equipment	\$8,341	\$6,000	\$6,000	\$2,625	
Capital Reserve Fund	\$200,200	\$200,200	\$220,220	\$220,220	<b>3</b>
<b>Total Capital Expenses</b>	<b>\$215,842</b>	<b>\$212,200</b>	<b>\$232,220</b>	<b>\$228,725</b>	
<b>TOTAL EXPENSES</b>	<b>\$4,800,003</b>	<b>\$4,777,009</b>	<b>\$5,078,292</b>	<b>\$1,991,398</b>	
<b>NET INCOME/(LOSS)</b>	<b>\$38,897</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	



## Antlers at Vail Proposed Budget Notes 2024-2025

- 1 NO RENT BUDGET - 6 units at \$2,500 and 1 emp. Unit at \$500 and 2 employee at \$800 per month
- 2 Our General Assessment is based on a NON-RENTAL BUDGET  
and is the FIXED costs to run our building  
3 Items in General that are driving this expense up
  1. Employees wages and payroll taxes
  2. Insurance - we did not increase on non rent but SHOULD - see note #9 below
  3. Utilities

Percentage wise - the General Assessment (GA) is 23.9067% increase from 23/24 Budget

20/21 GA	\$1,012,017	
21/22 GA	\$1,012,017	0.00%
22/23 GA	\$1,067,000	5.40%
23/24 GA	\$1,067,000	0.00%
24/25 GA	\$1,322,085	23.91%

**CUMULATIVE INCREASE over 5 years is 29.3% OR 5.86% EACH YEAR SINCE 2020**

- 3 Capital Reserve 10% increase per BOD approved Capital Reserve Funding Strategy
- 4 Based on TOTAL RENTAL COMMISSIONS OF \$ 8,300,000
- 5 Non rent based on 13.5 Full time employees; Salaries and Wages 2.8% increase
- 6 To implement 401(k) Safe Harbor Matching Plan
- 7 Credit Card Fees keep increasing - we've now changed our gateway and processor
- 8 Building insurance updated based on our insurance broker recommendation
- 9 Utilites pricing update

*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.*

# General Assessment Work Sheet

23% proposed increased

UNIT	TYPE	% INTEREST	Proposed Assessment	UNIT	TYPE	% INTEREST	Proposed Assessment
101	2BR	0.0102		407	1BR	0.0077	\$10,366
102	2BR	0.0077		408	STD	0.0077	\$10,366
103	1BR	0.0077	\$10,366	409	STL	0.0145	\$19,520
104	1BR	0.0077	\$10,366	410	3BR	0.0145	\$19,520
105	1BR	0.0077	\$10,366	411	2BR	0.0145	\$19,520
106	1BR	0.0077	\$10,366	412	3BR	0.0145	\$19,520
107	1BR	0.0077	\$10,366	414	2BR	0.0126	\$16,962
108	1BR	0.0077	\$10,366	415	2BR	0.0126	\$16,962
109	STD	0.0077	\$10,366	416	2BR	0.0115	\$15,481
110	1BR	0.0077	\$10,366	417	2BR	0.0115	\$15,481
111	1BR	0.0077	\$10,366	418	2BR	0.0119	\$16,020
112	1BR	0.0077	\$10,366	420	2BR	0.0114	\$15,346
201	2BR	0.0102	\$13,731	421	2BR	0.0114	\$15,346
202	1BR	0.0077	\$10,366	500	2BR	0.0138	\$18,577
203	1BR	0.0077	\$10,366	501	2BR	0.0102	\$13,731
204	1BR	0.0077	\$10,366	502	1BR	0.0077	\$10,366
205	1BR	0.0077	\$10,366	503	1BR	0.0077	\$10,366
206	1BR	0.0077	\$10,366	504	1BR	0.0077	\$10,366
207	1BR	0.0077	\$10,366	505	1BR	0.0077	\$10,366
208	STD	0.0077	\$10,366	506	STD	0.0077	\$10,366
209	1BR	0.0077	\$10,366	507	1BR	0.0077	\$10,366
210	1BR	0.0077	\$10,366	508	1BR	0.0077	\$10,366
211	1BR	0.0077	\$10,366	514	3BR	0.0169	\$22,750
212	STD	0.0077	\$10,366	515	3BR	0.0169	\$22,750
301	2BR	0.0102	\$13,731	516	3BR	0.017	\$22,885
302	STD	0.0077	\$10,366	517	2BR	0.0115	\$15,481
303	1BR	0.0077	\$10,366	518	4BR	0.0206	\$27,731
304	STD	0.0077	\$10,366	519	4BR	0.021	\$28,270
305	1BR	0.0077	\$10,366	520	2BR	0.0114	\$15,346
306	STD	0.0077	\$10,366	521	2BR	0.0114	\$15,346
307	STD	0.0077	\$10,366	601	2BR	0.0102	\$13,731
308	1BR	0.0077	\$10,366	602	1BR	0.0077	\$10,366
309	1BR	0.0077	\$10,366	603	1BR	0.0077	\$10,366
310	STD	0.0077	\$10,366	604	STD	0.0077	\$10,366
311	1BR	0.0077	\$10,366	605	1BR	0.0077	\$10,366
312	1BR	0.0077	\$10,366	606	1BR	0.0077	\$10,366
314	2BR	0.0126	\$16,962	607	STD	0.0077	\$10,366
315	2BR	0.0126	\$16,962	608	1BR	0.0077	\$10,366
316	2BR	0.0115	\$15,481	620	4BR	0.0201	\$27,058
317	2BR	0.0115	\$15,481	621	4BR	0.0201	\$27,058
318	2BR	0.0119	\$16,020	701	3BR	0.017	\$22,885
320	2BR	0.0114	\$15,346	702	3BR	0.0145	\$19,520
321	2BR	0.0114	\$15,346	703	3BR	0.0145	\$19,520
401	2BR	0.0102	\$13,731	704	2BR	0.0145	\$19,520
402	STD	0.0077	\$10,366	705	3BR	0.0145	\$19,520
403	1BR	0.0077	\$10,366	706	3BR	0.0145	\$19,520
405	1BR	0.0154	\$20,731	707	3BR	0.0145	\$19,520
406	1BR	0.0077	\$10,366	708	3BR	0.0145	\$19,520
				TOTAL			\$ 1,322,085

# Capital Assessment for 2024 - 25

(10% increase from 23-24)

UNIT	TYPE	% INTEREST	Proposed	UNIT	TYPE	% INTEREST	Proposed
101	2BR	0.0102		407	1BR	0.0077	\$1,727
102	2BR	0.0077		408	STD	0.0077	\$1,727
103	1BR	0.0077	\$1,727	409	STL	0.0145	\$3,251
104	1BR	0.0077	\$1,727	410	3BR	0.0145	\$3,251
105	1BR	0.0077	\$1,727	411	2BR	0.0145	\$3,251
106	1BR	0.0077	\$1,727	412	3BR	0.0145	\$3,251
107	1BR	0.0077	\$1,727	414	2BR	0.0126	\$2,825
108	1BR	0.0077	\$1,727	415	2BR	0.0126	\$2,825
109	STD	0.0077	\$1,727	416	2BR	0.0115	\$2,579
110	1BR	0.0077	\$1,727	417	2BR	0.0115	\$2,579
111	1BR	0.0077	\$1,727	418	2BR	0.0119	\$2,668
112	1BR	0.0077	\$1,727	420	2BR	0.0114	\$2,556
201	2BR	0.0102	\$2,287	421	2BR	0.0114	\$2,556
202	1BR	0.0077	\$1,727	500	2BR	0.0138	\$3,094
203	1BR	0.0077	\$1,727	501	2BR	0.0102	\$2,287
204	1BR	0.0077	\$1,727	502	1BR	0.0077	\$1,727
205	1BR	0.0077	\$1,727	503	1BR	0.0077	\$1,727
206	1BR	0.0077	\$1,727	504	1BR	0.0077	\$1,727
207	1BR	0.0077	\$1,727	505	1BR	0.0077	\$1,727
208	STD	0.0077	\$1,727	506	STD	0.0077	\$1,727
209	1BR	0.0077	\$1,727	507	1BR	0.0077	\$1,727
210	1BR	0.0077	\$1,727	508	1BR	0.0077	\$1,727
211	1BR	0.0077	\$1,727	514	3BR	0.0169	\$3,790
212	STD	0.0077	\$1,727	515	3BR	0.0169	\$3,790
301	2BR	0.0102	\$2,287	516	3BR	0.017	\$3,812
302	STD	0.0077	\$1,727	517	2BR	0.0115	\$2,579
303	1BR	0.0077	\$1,727	518	4BR	0.0206	\$4,619
304	STD	0.0077	\$1,727	519	4BR	0.021	\$4,709
305	1BR	0.0077	\$1,727	520	2BR	0.0114	\$2,556
306	STD	0.0077	\$1,727	521	2BR	0.0114	\$2,556
307	STD	0.0077	\$1,727	601	2BR	0.0102	\$2,287
308	1BR	0.0077	\$1,727	602	1BR	0.0077	\$1,727
309	1BR	0.0077	\$1,727	603	1BR	0.0077	\$1,727
310	STD	0.0077	\$1,727	604	STD	0.0077	\$1,727
311	1BR	0.0077	\$1,727	605	1BR	0.0077	\$1,727
312	1BR	0.0077	\$1,727	606	1BR	0.0077	\$1,727
314	2BR	0.0126	\$2,825	607	STD	0.0077	\$1,727
315	2BR	0.0126	\$2,825	608	1BR	0.0077	\$1,727
316	2BR	0.0115	\$2,579	620	4BR	0.0201	\$4,507
317	2BR	0.0115	\$2,579	621	4BR	0.0201	\$4,507
318	2BR	0.0119	\$2,668	701	3BR	0.017	\$3,812
320	2BR	0.0114	\$2,556	702	3BR	0.0145	\$3,251
321	2BR	0.0114	\$2,556	703	3BR	0.0145	\$3,251
401	2BR	0.0102	\$2,287	704	2BR	0.0145	\$3,251
402	STD	0.0077	\$1,727	705	3BR	0.0145	\$3,251
403	1BR	0.0077	\$1,727	706	3BR	0.0145	\$3,251
405	1BR	0.0154	\$3,453	707	3BR	0.0145	\$3,251
406	1BR	0.0077	\$1,727	708	3BR	0.0145	\$3,251

TOTAL

1.0000 \$ 220,220

August 6, 2024

Hello Antlers Homeowners,

My name is Libby Sperr, and I am up for re-election after one term on the Antlers board and I would like to continue to serve.

I enjoy working with the board and the staff at the Antlers and I could continue to move forward with the knowledge I have gained thus far. My husband and I have owned Unit 210 for 16 years and we had come many years before that. After buying our unit, we made a special effort to get to know the staff and were always interested in the jobs and the value they gave. We met with some of them every time we came. We simply wanted to appreciate each person and know more about their strategies. We were always impressed with their efforts and professionalism. It made us really happy to know we had great people running the show.

I am reasonably knowledgeable regarding finance and planning. I was trained to think critically in my previous work as a Petroleum Geologist. I was responsible for the economics and risk analysis with every project I presented.

The Antlers is a special place. We are lucky to own a unit here.

Thank you,

Libby Sperr, Unit # 210

4 Aug 2024

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 ever challenging – but outstanding - job in continuing to develop our resort property to attain a solid competitive leadership position as a “Platinum” property, over the last several years. This accomplishment has only been possible because of your investment and upgrading of your beautiful condos. It is also only possible because of your strong support for the vision of our outstanding management team, particularly in the upgrading and development of our lobby common area, offering “customer-valued” services and technology upgrades used to strengthen operations and sales. This focus allows us to remain competitively positioned among the tier of properties providing high quality family-oriented condominium lodging and services.

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, as well as long-term property development for the Antlers – all with the focus of growing your financial investment and earning your trust as your representative on the Board of Directors. With every funding strategy/decision discussed, I always put myself in both your shoes and my shoes- as an owner -to consider “what-does-this-mean-to-an-owner”.

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, past Board President and current Board Officer.

With your support, I would like to continue to serve you 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

# Susan Hagy Humphrey

5 August 2024

Dear Antlers Homeowners',

I am writing you today to ask for your support in electing me to the Antlers Homeowners Association, Board of Directors. I joined the board in 2015 and currently serve as its President.

While our goal is to return as much revenue to owners and appropriately fund the associations operating and capital budgets, over the years, events occur both inside and outside of our controls. (Global Pandemic, weather, inflation, affordable housing shortages, staffing shortages, aging infrastructure, insurance coverage, energy costs, etc.). In response, the Antlers at Vail has become more resilient, more nimble and more innovative to meet these challenges. I gratefully observed Magdalena King lead our organization through a new lobby and new elevator capital project only to navigate the impact of a pandemic the following year. And, still grow our business! The original elevator is back in operation largely because Magda and the team did not give up! These accomplishments are achieved because of you, Antlers homeowners through your thoughtful engagement in the HOA. Your support & feedback is an invaluable component in keeping the Antlers relevant in an increasingly competitive (and expensive) resort housing marketplace. As a result, challenges are met with the same creativity, determination and positivity that the Antlers has become known for.

I have owned unit 608 since 1995 (second generation) and humbly part of the Antlers family since 1975. I've served in a variety of Marketing, Human Resources and Leadership Development positions over the years and live in Jacksonville, Florida with my husband Michael.

I'd like to continue serving as your representative on the Antlers board. I thank you for your past and current support and would appreciate your vote this year.

Thoughtfully,

Susan Hagy Humphrey, 608

"It always seems impossible until it is done." –Nelson Mandela