**BACHELOR GULCH VILLAGE ASSOCIATION**

**Annual Board of Directors Meeting**

**December 28, 2022**

**The Ritz-Carlton, Bachelor Gulch**

An Annual Meeting of the Bachelor Gulch Village Association (“the Association”) Board of Directors was held on December 28, 2022 at The Ritz-Carlton, Bachelor Gulch. In attendance were Board members Nadia Guerriero, Brian Kushner, Dan Ramker, and Paul Gorbold. Lee Hoover, Association Manager; Lisa Mayers, the Association’s Legal Counsel; and Carol Floyd, Secretary for the Meeting, were also present.

The meeting was called to order at 5:23 p.m. Lee Hoover confirmed proper meeting notice was provided and a quorum was present.

**Appointment of Officers**

Lee Hoover recited the current slate of officers: Nadia Guerriero, President; Nick Nichols, Secretary; Brian Kushner, Treasurer; Dan Ramker, Vice President and Paul Gorbold, Vice President. He opened for discussion.

**Brian Kushner moved to appoint Nadia Guerriero, President; Nick Nichols, Secretary; Brian Kushner, Treasurer; Dan Ramker, Vice President; and Paul Gorbold, Vice President for 2023. Nadia Guerriero seconded the motion and it was unanimously approved.**

**Consideration of the September 23, 2022 Board of Director Meeting Minutes**

**Brian Kushner moved to approve the September 23, 2022 Board of Director Meeting Minutes. Paul Gorbold seconded the motion and it was unanimously approved.**

**Approval of Amendment No. 4 to Transportation System Service Agreement**

Lee Hoover explained the Transportation System Service Agreement is an annual agreement between the Association and Vail Resorts specifying updated service hours and service rate. Brian Kushner spoke about the Association’s business model and anticipation of running deficits for the foreseeable future. He suggested giving consideration to other ways of obtaining revenue. It was noted the Association’s current two sources of income are real estate transfer assessments (“RETA”) and civic assessments. Lisa Mayer advised the Bylaws allow for residential assessments.

**Dan Ramker moved to approve Amendment No. 4 to Transportation System Service Agreement. Brian Kushner seconded the motion and it was unanimously approved.**

**Ratification of the Mutual Agreement to Temporarily Reduce the VAI Burden Charge for FY23**

Lee Hoover said, for FY2023 there will be a .9% reduction to the VAI burden charge, from 28% to 27.1%.

**Brian Kushner moved to ratify approval of the Mutual Agreement to Temporarily Reduce the VAI Burden Charge for FY23. Nadia Guerriero seconded the motion and it was unanimously approved.**

**Other Business**

Discussion took place with regard to the feasibility of and possible solutions for providing a community dumpster.

The topic of pickleball courts was discussed. Lee Hoover said he has met with a contractor to obtain quotes for converting existing tennis courts to pickleball as well as constructing new courts. Dan Ramker suggested having an excavation plan prepared for bidding purposes. Lee noted pickleball cannot be played on clay courts. Additional parking would be required. Lee will share estimates with the Board for further discussion once received.

**There being no further business, Brian Kushner moved to adjourn the meeting. Dan Ramker seconded the motion and the meeting was adjourned at 5:44 p.m.**

Respectfully submitted,

Carol Floyd

Secretary for the Meeting