

2014 FAWNGROVE ANNUAL MEETING MINUTES

Saturday, October 11, 2014

Snow Park Lodge - Deer Valley resort

MEETING CALLED TO ORDER:

The meeting was called to order by President Roy Cline.

INTRODUCTION OF MANAGEMENT COMMITTEE AND PROPERTY MANAGER:

Pres. Roy Cline

Vice President Mike Hirsh

Treasurer John Lindell

Member Jeff Batterson

Property Manager Arnoldo Alvarado

PROOF OF MEETING NOTICE:

Secretary Mike Kiernan certified that proper notice of the annual meeting had been given to Fawngrove unit owners.

MINUTES OF ANNUAL MEETING:

A motion was made by Rita Lindell and seconded by Caryl Cline to dispense with a formal reading of the minutes of the 2013 Meeting. A unanimous vote approved the motion.

GENERAL DISCUSSION OF THE PAST YEAR:

President Cline outlined the activity of the Management Committee (MC) for the past year, noting the MC met in person 3 times onsite and had several conference calls and extensive use of emails. This interaction has allowed the MC to continue in an efficient manner.

UNIT OWNER REQUESTS FOR WORK:

The MC dealt with several unit owner requests for work within their individual units, 11 in all which included:

- Unit 1632: Convert spa to bedroom and add a balcony deck (approved)
- Unit 1474: Replace patio door (approved)
- Unit 1570: Interior remodeling of bedroom, loft and bath (approved)
- Unit 1500: Request to install air conditioning (not approved)
- Unit 1612: Relocate spa floor drain (approved)
- Unit 1624: Replace exterior windows (approved)
- Unit 1682: General interior remodel (approved)
- Unit 1604-08: Remove exterior patio wall/fence (approved)
- Unit 1462: Install new balcony deck (approved)
- Unit 1566: Remodel basement (approved)

Cline reiterated to the owners that since we are a condominium property, uniformity and following our CCR's is required. For example, the proper color of our doors and windows are posted on the website. As such the MC must be advised of any exterior work and any interior work that involves work beyond the interior surface of the unit. This requires the unit owner to provide the MC with the following:

1. Detailed plans from a professional engineer/architect
2. If work involves the fire sprinkler system, our vendor, Western Automatic Sprinkler must be involved and approve same.
3. Only minor work can be approved in between regular MC meetings.
4. There are no quick turnarounds in this process.

LANDSCAPE PLAN:

John Lindell reviewed the history of our work with the vendor Red Barn and their future plans. The Red Barn plan in reality is simply too expensive and really does not address our needs. As such, with the assistance of Rita Lindell, Arnoldo our property manager will implement a long term plan, trying to cut down on as much irrigation as possible, installing rock in numerous high traffic areas and emphasizing the use of perennials. This plan has been approved by the MC and was well received by the unit owners in attendance. The savings will be very significant.

RESERVE STUDY UPDATE:

Mike Hirsh reviewed the latest version of the Utah Code as it applies to reserves for HOA's. He stressed the MC and their plan is in compliance. Several unit owners requested that although the MC plan is in compliance, they wanted a more aggressive approach to increase to a minimal degree, the reserves. The MC will adopt this recommendation.

MAJOR REPAIR PROJECT:

Cline reviewed the major repair projects for the past year. The garage ceiling tile job has been completed on budget - \$15,000. The garage lighting LED project is finished and the savings are significant.

HOA INSURANCE REVIEW:

Mike Kiernan reviewed the Utah Code and the insurance requirements imposed on Utah condominiums. Kiernan reminded the unit owners that they are responsible for a deductible of \$10,000 for their unit, as well as the fact that they are responsible for all personal property within their units—the “shoebox” analogy. Kiernan also reminded the owners that the HOA insurance agent, Tim Rosendahl has been great to work with and if you insure your unit with him his carrier, American Family will waive the deductible.

FINANCIAL REPORT:

John Lindell reviewed the proposed 2015 budget and year end results for this past year's budget. The proposed budget does not call for a dues increase. A special assessment of \$40,000, total is included for capital repairs. Unit owner Dean Kaul made a motion to approve the 2015 Budget; this motion was seconded by Ruth Lott. The motion passed unanimously.

2015 CAPITAL REPAIRS:

Cline outlined the need for significant repairs to the garage personnel door systems. They have become old, corroded and rusted. Many need to be replaced and all need new hardware including new closers.

WEBSITE REVIEW:

Mike Kiernan reminded all of the owners of the website and how to utilize it. He stressed the number of documents on the site and the need for additional content.

ELECTION OF MANAGEMENT COMMITTEE MEMBERS:

The nominating committee, chaired by Ruth Lott, along with Marietta Shipley and Debra Robinson, after careful consideration, nominated the following individuals for a two-year term on the MC: Roy Cline, John Lindell and Mike Kiernan. Dean Kaul made a motion to accept the recommendation of the Nominating Committee, this was seconded by Ruth Lott. The motion passed unanimously.

MISCELLANEOUS ISSUES:

Cline reminded the unit owners to provide our Property Manager with keys for access to their units and to keep Arnoldo informed of the identity of any rental company a unit owner may be using. Secondly, Cline urged everyone to fill out an updated unit owners information form.

ADJOURNMENT:

The meeting was adjourned at 11:15 am.