

Fawngrove Homeowners Association

2018 Annual Meeting Agenda

October 13, 2018

1. Roll Call: Mike Kiernan, John Lindell, Jeff Batterson, Mary Ann Montgomery and David Bolles from the Fawngrove Management Committee were all present (no absences). Fawngrove Property Manager Arnoldo Alvarado was present. Andrew "Drew" Fuller from Mountain Resorts Management was present.
2. Proof of Notice of Meeting: A copy of the notice of the meeting was presented and all present acknowledged receipt.
3. Minutes of 2017 Annual Meeting Minutes: Motion by Jeff Batterson to waive presentation of the 2017 minutes and approve them. Second by Leslie Jacobs. Unanimous approval.
4. President's Review of 2018:
 - a. ACS performance and replacement
 - i. Ended Service with ACS on October 31, 2018
 - ii. Hired Holly Carlin, CPA to handle the financials
 - iii. Hired Andrew Fuller from Mountain Resorts Management to be a concierge for unit owners needing non-emergency assistance, website development, and coordinating tasks with Arnoldo Alvarado
 1. Please call Drew Fuller at 801-836-7466 for non-emergency calls
 2. Please call Arnoldo Alvarado at 435-962-0211 for emergencies
 - b. Arnoldo Alvarado and his team replaced three bridges on the property
 - c. Landscaping and snow removal have improved significantly since bringing these jobs under the direction of Arnoldo Alvarado
 - d. Three units sold since the last annual meeting on October 14, 2017
 - i. Condo Units sold for approximately \$915,000, \$1,200,000 and \$1,250,000
 - e. Deer Valley Pond Water Levels
 - i. Low water level in the Deer Valley Pond this level
 - ii. Deer Valley took out water in June to clean snow making equipment
 - iii. Leslie Jacobs hired Rosemary Beless along with some contributions from the Fawngrove HOA. Rosemary is a water attorney in SLC. She was originally involved with the water rights in Park City back in the 1980s.
 - iv. Fawngrove wants to maintain an excellent relationship with our neighbor Deer Valley now owned by private equity firm Alterra Corporation.
 - v. Fawngrove wants an agreement with Deer Valley that water would be taken out of the pond between the months of October-April.
 - f. Comcast contract renewal and replacement
 - i. Fawngrove Management Committee did not renew the five-year Comcast Basic Cable TV contract that ends on November 20, 2018
 - ii. Fawngrove Management Committee is in the process of signing a five-year Comcast high-speed internet contract for approximately the same dollar value as the existing basic cable contract

- iii. Unit Owners will need to contact Comcast after November 20th to install the Fawngrove HOA High Speed Internet Package which includes a modem and router
 - iv. The FMC recommends that unit owners use the Xfinity Comcast Modem Router which will get firmware/software updates directly from Comcast
 - v. Unit owners will need to subscribe and pay for their own basic cable TV services
 - g. Public Access issues and discussion
 - i. The FMC approved the installation of two new no trespassing signs for north and south sidewalks that enter the property.
 - ii. The FMC approved the installation of two cameras to be placed near the north and south sidewalks that enter the property
 - iii. The FMC approved no trespassing/resident parking only signs to be placed in the East and West entrances
 - iv. The FMC authorized Arnoldo Alvarado to purchase no parking stands to used during high traffic events: Sundance Film Festival and the Arts Festival
- 5. Treasurer's review of 2018 Financials and Approval of 2019 Budget
 - a. As discussed above, as of Oct 31st we replaced ACS with Holly Carlin CPA for bookkeeping and payroll processing. So, as of today, we are still in the transition stages so, we do not yet have acceptable financial reports for 2018 nor a Proposed Budget for 2019. Holly is working hard to provide us with both, and they should be available in the first few months of 2019. However, we have looked over the bank balances and statements and did not find any cause for concern, just inadequate support, slow response and unacceptable reporting from ACS. We fully expect these issues to be resolved when Holly and Drew are fully on board. At the same time, it is clear that we have to increase the regular quarterly dues for 2019. Expenses for 2018 are significantly higher than budgeted mainly due to higher utility costs, both price and quantity. Remember, we have had a historic drought this year. So, we are planning to increase dues by 10% beginning with the first quarter 2019.
- 6. Election of Three Management Committee Members: Mike Kiernan and David Bolles were re-elected. John Lindell decided to pull his name from the nominating committee and retire. Jeff Batterson made a motion to re-elect Mike Kiernan and David Bolles. Scott Jacobs seconded the motion. Unanimous Approval.
- 7. Other Business
 - a. The FMC plans to get quotes on repaving the East and West Entrance
- 8. Adjournment
 - a. Motion by Mike Kiernan to adjourn. 2nd by Jeff Batterson. Unanimous Approval.