

Fawngrove HOA
Management Committee Meeting Minutes
February 11, 2021, 1:00 pm, MST

Members present via Zoom call: Jeff Batterson, President; Bill Case, Secretary; Duncan Patterson; Tom Miller, Vice President; Theresa Rollins, Treasurer

Jeff Batterson reviewed the agenda. While waiting for all to call in, Jeff gave an update on the Snow Park Village plans of Deer Valley. There was nothing specific to report, but Jeff noted that John Lindell represents us on a Lower Deer Valley committee that will keep us informed. At this point, Deer Valley is beginning to consider plans for the Snow Park Village on their parking lots.

Theresa Rollins reviewed the financial statements. She noted that some expenses were higher than she had anticipated. For example, salaries were higher because she had not realized we gave year-end bonuses to employees. There were a number of variances, including a large negative variance in irrigation water (over budget by \$19,000). There were offsetting positive variances in a number of accounts, including management fees, Christmas lights and electricity. She noted that we spent 12% of our total expenditures on irrigation in 2020 and we have budgeted 11% for 2021. The Management Committee (MC) is going to look at ways to reduce this expense.

Our end of year balance in the Reserve Account is \$91,000. The MC voted to keep the \$2,401 surplus for 2020 in the operating account.

We filed a new amendment with Summit County to correct the misnumbering of certain condominiums. An error was made in a 2010 amendment. We had determined that the correct allocations were made during this time, but that the address did not match the unit number for some of the units. We also discussed the current allocation process which allocated limited common space (storage locker, one parking space, patio or balcony) to each unit for the allocation percentage. We decided not to change this process at this time.

The reinvestment fee of .5% was passed by the owners and was filed with Summit County on January 14, 2021. On January 19th a condo sale occurred (1628) and the fee was not collected. Our accountant did not realize that the fee had been passed. Duncan will follow up with the title company to see if we can collect this.

The MC has been discussing putting in individual water meters. Tom Miller did an analysis of the billing and found out that a significant portion (75%) of the bill is fixed. We are charged a fixed fee in each bill for each unit. The costs of moving to individual meters would be very high and given the low variable cost, it would take a long time to recover our costs. The MC decided not to act on this now.

Tom also reviewed the irrigation bills. There is also a fixed and variable cost to these bills. In addition, there is an energy surcharge. Tom noted that the higher up the water has to be

pumped, the higher this charge. We all agreed the irrigation water charges need to be controlled. We discussed creating a sub-committee to look at more efficient irrigation as well as more drought resistant landscaping. We expect this will be expensive, so we will have to gather information and ideas. We thought that we should include non-MC members on the subcommittee.

Jeff had a conversation with our insurance agent, Tim Rosendahl of American Family. While Arnoldo and his staff work hard to clear the sidewalks, ice and snow do accumulate. Tim told us that there is an expectation that sidewalks will be slippery in a ski area and that Utah is not a litigious area. We had one slip and fall claim in the last four years, and it was not a large claim. Bill is working with Arnoldo to figure out how to clear the areas with ice buildup – especially around the garage entrances.

Jeff also discussed other claims on the insurance, which have the result of water damage. Jeff noted that AMFAM says the MC should be notified before the insurance company, because often the solution is easy and not expensive. An insurance claim can be filed at any time afterwards. There have been two large claims in the last two years – one from a water leak within a condo and the other was caused by a leak from the condo above. These claims do have an effect on our premium and we are hopeful that there will not be any additional claims this year.

The MC agreed that we should move forward on getting bids for resurfacing our outdoor parking area. The most recent Reserve Study (2018) listed this as a probable project for 2021.

Bill Case suggested we update our bylaws. He previously sent to the MC a list 43 possible changes. Many are just improving wording. Others are substantive. We agreed to discuss this in detail at another meeting. In the meantime, Bill will send out a Google Doc (or similar document) that will allow the MC members to note where each of us stands on each change. Thus, we can avoid talking about those that already have a consensus. Eventually, we will send out the changes to the HOA membership for approval.

Bill also gave a brief update on projects. In the spring, we hope to fix the heat tape on the roof.

Duncan discussed the Reserve Study update. We are using the same firm that was used for the 2018 study. Theresa will send the questionnaire to Mari Jo Betterley, the person doing the study.

Jeff noted that Fawngrove resident Scott Jacobs has been working on a questionnaire to be sent to the membership. He encouraged us to contact Scott with any questions or suggestions.

We will prepare a letter to the HOA membership summarizing the year-end results, the current year projects. We will also remind everyone of the importance of turning off the water when not in residence.

There being no further business, the meeting was adjourned at 3:00 pm.

Prepared by Theresa Rollins