

Fawngrove HOA  
Management Committee Meeting Minutes  
May 20, 2021, 9:00 AM, MST

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

Theresa reviewed the financials for the first quarter. She noted that there were a number of variances, but it is hard to tell whether we will be under or over budget based on three months activity. In addition, the budget and actual for payments for equipment, landscaping and snow removal do not line up, perhaps because Holly Carlin did not receive the detail. Overall, the sum of the three accounts is less than \$1,000 over budget (actual is \$15,400.) Payroll is close to budget, though it might be over budget by year-end as we did not include year-end bonuses in the budget. We are over budget in building water (\$14,682 vs. \$12,700). We are under budget in building maintenance because we have not started any work on the heat wires for the roofs.

The Management Committee (MC) discussed the Reserve Study. We had attended a Zoom presentation with Mari Jo Betterley on April 21<sup>st</sup>. Mari Jo told us that she did not think we were funding our reserve account adequately. She told us that Utah law discourages funding projects on a special assessment basis. She suggested we need to add \$200,000 a year for two years to our reserve. Our 2021 budget has \$25,000 going into the account. There was a consensus among the members of the MC that we would recommend higher contributions to the account which will increase our dues. We are going to work on alternatives to the two large increases, possibly spreading those increases over several years. The MC agreed that we will need to share more information on this with the HOA members in advance of our annual meeting.

Duncan gave us an update on our attempt to collect the Reinvestment Fee on Unit 1628. The fee was not collected at closing even though the necessary paperwork had been filed with the county. Duncan has followed up with the two title insurance companies and neither represented the owner. The MC decided we would contact the new owner and ask him/her to pay the fee. We can put a lien on the property. Jeff Batterson will ask our attorney to write a letter to the new owner. Going forward, we have highlighted the fee on the website and Holly Carlin, our accountant, is aware of the fee.

Tom brought us up to date on some of the water use issues and we discussed what would be involved with creating landscaping that is more drought resistant. The feeling of the MC is that we cannot continue to allocate as much of our budget to irrigation. We spent 12% of our budget last year on irrigation. This year, we are budgeting 11 percent. Jeff suggested we can get some advice from Park City on how we might go about using our water more efficiently. He also noted, that given the drought, Summit County wants less frequent watering. We will continue to discuss this issue.

Jeff, Tom and Bill discussed the projects we were considering doing this year. Given the building boom in Park City, it is nearly impossible to get contractors to come and look at projects. We do

not expect we will be able to get bids for the repaving and concrete gutter repair this summer or fall. Bill is working on getting an estimate to fix the heat tape for the roof gutters. Tom and Bill have been working with Arnaldo to set priorities on projects and maintenance.

We discussed the work Bill has done on revisions to the Bylaws. Bill will send the list of suggested changes to the MC, and we will discuss them at our next meeting. We also discussed the survey of members that Scott Jacobs is working on. Upon follow up with Scott Jacobs, it was decided we will not do a survey in 2021 and look to revisit a possible survey for calendar year 2022.

We continue to get complaints from some HOA members as a result of the increased use of our property by non-homeowners. This includes dogs being let off leash, bikes on the sidewalks, and use of our property for picnics and other recreation. We discussed the problem but do not see an easy solution.

We will meet in person in early July, as we will all be there.

There being no further business, the meeting was adjourned at 10:30 AM.

Prepared by Theresa Rollins