

Fawngrove HOA
Management Committee Meeting Minutes
October 5, 2021, 10:00 AM, MDT

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

The purpose of this meeting was to review the budget that we will present to the homeowners at the annual meeting on November 13, 2021, via Zoom. Theresa had prepared a draft budget and the Management Committee discussed it.

At our previous meeting, we had decided that we would increase dues enough to allow us to contribute \$100,000 from dues to the capital reserve. In addition, we are budgeting \$20,000 from the reinvestment fee which must be added to the reserve. In addition, we expect an increase in operating expenses. The discussion about the budget included the following points:

1. Our expenses are underbudget for the first eight months of the year. We are hopeful that we will end the year near the budget.
2. Building maintenance, paid to outside contractors, is under budget and we expect this to continue for the full year.
3. Our expense for irrigation is less than budget, as we followed the Summit County drought watering suggestions. To be conservative, we are keeping the irrigation expense the same for 2022.
4. We have spent more than budgeted for payroll expenses and for the cost of labor for snow plowing, landscape work and building maintenance done by our employees or employees contracted through Arnoldo Alvarez's company. The 2021 budget for payroll was too low. We believe we are getting better service, as the labor market in Park City is extremely tight and it is hard to contract for services. This has especially helped us with snow removal.
5. Most of the budgeted increases are a result of higher prices. Our insurance is expected to increase because of higher construction costs and the result of claims on the policy.
6. Our MC members who reside at Fawngrove continue to give many hours of time in working with Arnoldo. Should we need to hire an outside management firm we anticipate it would be expensive.
7. Our capital budget for 2022 will include the cost of repaving the driveways and funds for a review of our irrigation system, with a focus on creating a more environmentally sustainable landscape. Given the building boom in the Park City area, it has been hard to get contractors to give us estimates.

We discussed the agenda for the meeting. Tom Miller prepared a list of all the homeowner projects that were completed or are in process now and he will provide this information at the meeting. Jeff noted that Stephen Watson is chairing the Nominating Committee and the committee will be recommending a new member to take his place, as he is not standing for re-election.

We briefly discussed the issue of balconies. Tom noted that some owners have added balconies, but the square footage allocations do not reflect this. We decided that we will not update the allocations immediately but will wait until we discuss the issue further.

Duncan gave us an update on our attempt to collect the reinvestment fee from the new owners of Unit 1612. The unit closed after the new amendment was filed with the Summit County. Duncan is going to follow up with our attorney.

Bill discussed the status of some projects, including heat tape. Tom brought us up to date on the irrigation issues. He requested we include funding for a review of our irrigation system.

The meeting was adjourned at 11:50, MDT.

Note: the financial statements as of August 31, 2021, the proposed 2022 budget and 2022 capital budget will be posted on the website and sent to all HOA members via email.

Prepared by Theresa Rollins