

## 2022 Budget Review Meeting

### Attendees:

Tom Miller

Bill Case

Theresa Rollins

Duncan Patterson

Dennis Fish

Theresa will talk to Tim Rosendahl whether we need to increase our insurance coverage due to the increased valuations of our properties and the increasing cost of construction and remodels. UPDATE 29 Aug – Tim expects premiums will increase up to 20% due to higher building costs.

Theresa mentioned that some units have windows that need to be repaired and painted. She suggested finding a contractor who can do all of the units if the unit owners agree to paying for it. We need to review further how this will be done.

Bill updated us on garage door keypads. David Bolles has ordered most of the parts and will be installing them for the remaining garages 1-4. The keypad for garage 6 is only a couple years old and does not need to be replaced yet.

The increasing installations of air conditioning units draws significant power. Our main power needs to be reviewed to see if it is adequate or if our power supply needs to be upgraded. Theresa's brother is knowledgeable about power systems and can give us some advice on whether this is necessary. In the event we have to upgrade our power supply, we need to determine how to allocate the costs. Is it spread out throughout the HOA or only charged to those who have installed AC systems? UPDATE 2 Sep. Bill checked with his electrician who said each unit is provided with a 125 Amp line which should be more than adequate for a hot tub and air conditioning system.

Bill has been reviewing timekeeping systems to use for Arnoldo and his team. The Board agreed a system is needed to ensure proper timekeeping is kept and hold the maintenance team accountable for the hours they get paid for. We should know what time is expensed as well as seeing invoices and receipts for charges. Credit card statements can be vague as to what was actually purchased.

We have reduced our water usage due to the drought conditions. Bill showed a chart reflecting this reduction in the past two years.

Theresa noted we should have a small increase in the HOA dues. We raised them last year to cover our capital reserve but not to cover our operating costs. We all agreed a small increase is prudent.

Tom noted the difficulty with getting contractors to commit to doing work. The two companies who inspected our drains have not returned calls with any bids or offers to do the work. Tom asked if next year might be better with housing prices falling, interest rates rising, and a recession looming.

Tom discussed the washer/dryers in garages 1-3. There is only one owner who uses them full time since they do not have a W/D in their unit. This is a larger unit originally provided with W/D provisions. They elected to remove them after having a water leak but have since replaced their water lines. Two other owners say they use them occasionally even though they have their own smaller W/D. Tom has called the company that manages the W/Ds (CSC) several times to have two sets removed and to collect whatever money has been deposited since their last visit in September 2020. Even though they have written up a work order, no one from CSC has followed up. Tom also noted that the hot water heaters are continually heating water and wasting power. The Board agreed that it did not make sense to keep any of the W/Ds and they should all be removed by the end of 2023.

We discussed what ownership should be taken for repair of skylights. Tom suggested the HOA should be responsible for the structure of the skylight frame and the removable window be the responsibility of the individual homeowner. Bill felt the frame of the window should also be the homeowner's responsibility since our declarations dictate homeowners are responsible for windows and doors which includes the frames. The Board was in consensus that it would not be fair for all homeowners to pay to repair skylights for small population of homeowners.

Tom and Duncan will be finishing their two-year terms this year. They both agreed to continue for another term. Tom will contact the nominating committee to have them review what is required to have this approved. Below is the description of the process from the 2020 Annual Meeting"

"Election of Management Committee Members: Stephen Watson chaired the Nominating Committee. John Lindell and Penny McNulty were members. The committee asked current MC members what attributes were important in new members and asked unit owners to submit their names, if interested. Based upon the committee's analysis, they recommended that Duncan Patterson be re-elected, and that Tom Miller be elected, both for a two-year term. Using the Zoom polling feature, Duncan and Tom were unanimously elected."

Tom and Bill reviewed the new Snow Park presentation John Lindell presented to the Board last week. Tom noted that Allison Keenan, who works with the Deer Valley Coalition, sent out a survey to members on the Coalition and asked that it be forwarded to all HOA members at the various HOAs in the Coalition. Tom will post the presentation on the Fawngrove website under HOA News and Events and send the survey to the Fawngrove owners.

Bill had proposed earlier to ask USU if they would be interested in a landscaping contest where we would pay them for the best landscaping proposal. The idea would be to reduce the amount of irrigation water we use by reducing grass in some areas and add plants native to this area that require less water. We were unsure of what to pay and Duncan suggested we have the

discussion with the head of the department to see what they would be willing to pay. Bill will follow up.

Bill proposed to have the annual meeting next year in December rather than October. The Board agreed.

One item left off the agenda but covered after the meeting was whether we need to have further discussions about joining the Deer Valley shuttle. The cost for next year will be \$235/unit, or \$14,100 for all 60 units. Deer Valley will not allow individual unit owners join alone – the entire HOA needs to join. The Board discussed this and decided that this was not a prudent use of HOA funds and dues would need to be increased to pay for this service. It was discussed in the 2021 Annual meeting and most of the owners attending were opposed to paying for this service since we have an adequate public bus service that costs us nothing.