

2022 Annual Meeting Minutes October 22, 2022

**NOTE: Owner and HOA actions are shown below in Bold type.**

Meeting called to order.

Tom Miller called the meeting to order at 12:05 pm MST. The meeting was held by Zoom call.

#### Roll Call Attendees

26 owners attended the meeting, including the five Board members:

Tom Miller – President

Bill Case – Vice President

Theresa Rollins – Treasurer

Duncan Patterson – Board Member

Dennis Fish – Board Member

**NOTE: If you attended and did not participate in the roll call, please let us know so we can count your attendance for the minutes.**

The following are the owners who attended the meeting: 1408, 1412, 1416, 1428, 1432, 1462, 1470, 1478, 1486, 1520, 1524, 1532, 1558, 1562, 1582, 1600, 1604, 1612, 1616, 1620, 1654, 1666, 1670, 1674, 1678, 1686.

Proof of Notice of Meeting – sent out September 22, 2022

#### Minutes of 2021 meeting

Motion to waive reading of and approve the prior year's minutes - Passed

#### Review of the past year:

##### Treasurer's Report

Theresa presented the Treasurer's report including the current year-to-date budget and actual, next year's capital budget, and operating budget. The dues are being increased by 2.5%. The operating and capital budget were passed unanimously by the attending HOA members. Theresa also noted the Management Committee discussed the Deer Valley bus service, which would cost \$14,100 for Fawngrove. The MC decided that this was expensive and was not considered a good use of our budget considering there is a free bus service provided by the city and county. She also noted that at the annual meeting last year, the HOA members voted not to support this additional cost.

#### Re-election of Board Members

Tom and Duncan were re-elected for another two-year term. Following the annual meeting, the Board met to decide each member's position and voted that each member would retain their existing positions.

#### Accomplishments

- Earthquake Insurance and an improved policy was added without additional cost.

- An electric car charging policy was completed due to increasing demand. Owners may install a charging outlet at their parking spot location. Note that renters are using the HOA 110V plugs which is not permitted. **If you anticipate your renters will have EVs, please inform them of our policy or consider installing a 220V outlet from your own power supply.** For additional details, please see the policy on our website.
- The repaving of our parking areas has been postponed until 2023. We had two contractors review the parking areas and agreed that we should address the drains first. Both committed to provide a quotation but after several attempts to contact them after the initial visit, neither provided any further details. This is consistent with several efforts we have had the past two years to hire contractors. They are all so busy with higher-valued projects and cannot commit to our work.
- The onsite members of the Management Committee meet every two weeks with Arnoldo, our Maintenance Chief. Approximately 80 documented maintenance actions and several other more urgent ones not needing scheduling were resolved.
- Bill and Dennis checked all of the cameras. Some were not operating properly and others were not positioned correctly. They have been adjusted or replaced as necessary. The cameras are used primarily for security and identifying anyone trespassing or improperly using or abusing our facilities. We have caught cleaning crews who dump excessive garbage (enough to fill several cans and possibly from other condominiums) into our containers. Luckily, we do not have much theft but would be able to use the videos in the case they are needed. There is also the occasional car that damages our garage doors which we would also check on the video system if not reported to us. This led to further discussion about drivers not waiting for the door to be fully open prior to driving through and the need for signage to reflect the maximum clearance height. We have barriers at some garages but agreed that we could add more detail in the form of signs.
- Landscaping and Watering. With the droughts the past two years, we are looking at options for improving our landscaping and repairing our sprinkler systems, as required. We have contacted the USU Landscaping Department but unfortunately, they are too busy to help HOAs with landscaping designs. We have a few names of other landscapers we can contact. Shaida Brandon (1416) offered to help contact USU about getting on their waitlist. Penny McNulty also suggested we contact the Park City Nursery, as they had told her about Zeroscape and the Agricultural Extension Service. There will also be a public hearing on October 26<sup>th</sup> that Park City residents can attend. Details are on the pop-up window/news items on our website.
- Remodels and Modifications. Tom said this was another busy year for remodels and modifications. Owners have been very good this year about getting the proper HOA approvals. Some owners have elected to postpone the completion of their remodels due to continued difficulties obtaining supplies and contractors.
  - o 1404 Electric vehicle charging station – Approved – on hold
  - o 1408 Window Replacements – Approved
  - o 1412 A/C Addition – Pending Review. On hold until next year.
  - o 1416 Full remodel - Approved
  - o 1486 Kitchen and Master Bathroom remodel – Approved – on hold

- 1528 Bathroom remodel - Approved
- 1562 Final second floor deck installation - Approved
- 1566 Partial remodel - Approved
- 1574 Awning Installation - Approved
- 1604 New patio concrete and hot tub addition - Approved
- 1612 Kitchen and bathroom remodel and new furnace/AC - Remodel Approved/AC Pending
- 1620 Master bath remodel - Approved
- 1624 A/C Installation – Approved
- Rental Storage Units. All of our rental units are currently being used. Due to the demand, we are looking at adding additional space by converting the existing garage washer/dryer rooms into storage rooms. **Owners may be added to a waitlist if interested in renting additional storage space at Fawngrove by sending an email to Bill.Case@gmail.com.**
- Regarding the laundry rooms, the MC have decided that due to low use of the laundry facilities and the expense to the HOA for maintaining the hot water heaters, we will have them removed by the end of 2023.
- Garage Keypads – Garages 1-5 all have new keypads installed. Thank you to David Bolles, who designed and installed the new keypads. The codes are six numbers – the four numbers as the previous code plus repeat the first two numbers. If the old code was abcd the new code is abcdab followed by the bell key. Garage 5 currently has a different code but it will be changed once David returns to Park City. They continue to work with your existing remote controls and other Bluetooth and fob options will be made available in the near future. We have had several management companies and cleaning crews contact us about what the new code is. **Anyone who rents their condos, please inform your management companies what the new codes are.**
- Skylights - The MC has discussed the issue of skylights. Doors and windows are covered in the bylaws and in our policy on the subject. Some owners have changed theirs with newer, more modern skylights. Only a small percentage of owners have skylights. We will update the policy on windows to clarify that skylights are the responsibility of homeowners. We may be able to help make a recommendation for a contractor and potentially get a better rate if there is enough interest in replacing your skylights.
- Snow Park update – John Lindell discussed the latest information about the Snow Park development. It is currently on hold awaiting approval by the Park City Planning Commission. There are no deals yet between the Mayflower development and Alterra. Additional details can be found on our website under News and Events or through the parkcity.org site.
- Web Page Tutorial – Tom and Theresa reviewed our website and showed how to login and what items were available for review. Of particular interest were the Contacts; Financials; Declarations, Bylaws, and Policies; Remodel information; and the Homeowner’s Directory.
- Fawngrove Weather Station – Bill has set up a weather station. If you are interested in obtaining Fawngrove-specific temperature and weather information, you can access it at: <https://www.wunderground.com/dashboard/pws/KUTPARKC280> . If the link does

not work add the following URL: [weatherunderground.com/dashboard/pws](http://weatherunderground.com/dashboard/pws) and put KUTPARKC280 in the search box.

- Maintenance Actions. Significant maintenance items this past year included the following:
  - o The installation of new heat tape. The old heat tape was failing or was not connected to the correct voltage (or not connected at all). The tape has all been fixed and we hope to see better performance from our drains this winter.
  - o We had about 25 Aspen trees that were dying. Arnoldo and his team were able to cut them down, saving the HOA about \$10,000 if we had hired an outside contractor.
  - o Window Painting and Maintenance. Per our bylaws and window/door policy and as noted above, **homeowners are responsible for maintenance and appearance of their windows, doors, and skylights.**
  - o Water usage and leaks. We have been successful in significantly reducing our irrigation water usage and saving thousands of dollars. We ask owners to **please monitor and repair running toilets.** You may not see a leaks but may hear them if your toilet keeps randomly running. Also, **please turn your water off if you do not plan to be in your unit for several days or more.**

#### Next year's meeting

- The MC felt it would be better to hold next year's meeting in early December since we now meet via Zoom and we can provide better end-of-year reports.

#### Other Business

- Peter Stoll (1532) commented that the vegetation along the pond facing Deer Valley Dr N appears denser this year and hides the pond. Bill noted that the cat tails were not cut down last year. They have been cut this fall which should provide better pond views next year.
- An owner commented that the guest spots appear to be used by the same vehicles. Bill replied that some owners have approval from the MC to park a second car. Typically, these are owners that live here full time and are limited to guest spots on a first-come-first-served basis. Additionally, owners can park in any garage. This led to further discussion of Arnoldo and the maintenance team parking equipment in guest spots. Julie Tolhurst (1612) asked if the equipment could be stored where the washer/dryers currently are. There is a need for the maintenance equipment to be stored/parked but the MC will review where the most logical locations should be and how to minimize parking by maintenance equipment.

#### Adjournment

The meeting was adjourned at 2:31 pm MST.