

Fawngrove HOA
Management Committee Meeting Minutes
February 18, 2023

Members present, via Zoom: Tom Miller, President; Bill Case, Vice President; Theresa Rollins, Treasurer; Duncan Patterson; Dennis Fish

Guest: Jack Waddey, homeowner, unit 1400

The meeting began at 10:00 am, MST.

Tom asked Jack to present his request to reduce road noise and eliminate vehicle lights outside his unit to the Management Committee (MC). Jack explained that the orientation of his condo was such that he gets a lot of light and noise from Deer Valley Drive North. The light especially comes into two of the bedrooms. Jack requested that the MC give him permission to add some walls outside his condo. He also wanted to create a sitting area with pavers. He noted the space is not used by anyone and that the addition of the walls would be attractive and an enhancement to the property. He said that making an exception for him should not result in precedent because of the unique problem/positioning of his unit relative to the road. He is also willing to add landscaping to improve the appearance and to take care of the landscaping after installed. He presented detailed drawings to support his request. MC members asked questions and then Jack left the Zoom call.

In the discussion afterwards, Tom noted that the traffic pattern changes resulting from the Alterra/Deer Valley Snow Park development could affect our property and he believes we could get some noise and light abatement compensation. Also, the MC did not support Jack Waddey's request to create a patio area, as the space is common area. Therefore, we do not support granting his request. This was the second time the MC had reviewed this request; it was discussed between the MC and denied in November 2021. At that time, Jack had not had the opportunity to discuss his request, the MC had only reviewed his written request and drawings.

Theresa reviewed the financial statement from 2022. We ended the year with a \$66,700 surplus. This was the result of savings on irrigation water, due to the drought, payroll expenses and smaller savings in many accounts. Offsetting this was higher spending to put in new heat tape for the gutters. We deferred discussion of how much of this should be allocated to the capital account and how much to the operating budget until later in the meeting.

Tom reviewed the problems and additional expenses around this year's record snow. The snow has caused heavy snow accumulation on the roofs and ice dams. Even though we were one of the first areas in Lower Deer Valley to start shoveling snow from roofs, we still had some damage to individual condos and the roof. We received a bill for \$13,900 for ice removal. In addition, Arnoldo has had to hire additional help to remove the snow. We are expecting a significant increase in expenses because of the snow issues. Individual condo water damage

mostly will be covered by the owner's homeowner's policy. Our policy will cover damage over \$20,000.

It is suspected that some of the heat tape may not be working properly. Bill will have James Alvarado, the electrician that repaired it last year, return to check for any problems.

Bill reviewed ongoing projects. Bill and Dennis researched and chose a company to replace the garage door in Building 1. The cost of \$5,600 will come from the capital reserve. This price includes the complete door assembly: door, frame, motor, etc. They suggested that we replace one door a year, which the MC approved. Obviously, should the need arise, we will replace additional doors sooner.

Bill reviewed the problem with water usage. It is time consuming to find where leaks are occurring. Often, they are the result of a leaky toilet flapper or faucet. Currently, our water monitoring can only tell which building the problem is in, not the specific unit. Arnoldo then has to check all the units in the building. Bill suggested we use Bluebots, a sensor put on the intake pipe of each unit. Then Bill or Arnoldo could notify the unit owner and property manager. The cost would be about \$24,000. The MC approved this expenditure.

A few years ago, we removed internet coverage from the garages to save money. Bill explained we should add it back. It will allow for more accurate reporting of employee time, among other things. The cost is reasonable – about \$2,200 a year. The MC agreed to add this back.

We also discussed the issue of our landscape. Currently, Arnoldo and his staff do all the work. Overall, we don't think our grass looks very good. We would like to have someone look at our irrigation system. Tom is checking with someone at Bristlecone and Deer Lake to see who they use. We still would like to find a consultant to help us evaluate our property to see if we can move towards a more natural landscape, but we have not found anyone yet.

Tom asked the members whose terms will be up at the end of the year if they would be willing to stay on the MC. Theresa, Dennis and Bill all said they were open to it. Tom also noted that the amount of work that is being done by the resident members of the MC, Tom and Bill, is not sustainable. We had tried using management companies to set the priorities and oversee our staff, but we were unhappy with the service. Currently, Tom and Bill meet with Arnoldo every two weeks to identify the work that should be done. In addition, Tom has been overseeing the approval process for renovations. During the last three years, there have been many projects. Tom suggested we add a MC member whose main task would be to oversee the approval process. The MC agreed that we should invite a new MC member to join as an interim member. Tom will send an email to the ownership to see who may be interested. Specific qualifications would be someone with an engineering, construction, or remodeling background. This position would become part of the slate voted on at the annual meeting.

We discussed that we may have to find an outside management company in the future, as it is unreasonable for MC members to have to spend so much time on HOA matters. Duncan noted that it would probably cost at least \$30,000 to hire a good firm.

After discussing all of the projects and additional expenses related to the snow removal and damage, we decided to allocate last year's surplus as follows:

To operating - \$50,000

To capital reserve - \$16,677

Tom gave us an update on the Deer Valley development and the Protect the Loop discussions. Everything is still in the proposal/discussion phase and there are still small changes. The next meeting between Alterra/Deer Valley and Park City will be March 15, 2023. Tom also noted that he intends to form a small team of Fawngrove owners to develop a Fawngrove strategy to use to negotiate with Alterra and Deer Valley. Basic items that may affect us are increased vehicle traffic, an increase in light and noise due to vehicles, an increase in people walking along the ponds, encroachment onto Fawngrove property due to possible widening of Deer Valley Dr, and ensuring public transportation continues to move in both directions along Deer Valley Dr N to allow Fawngrove residents to easily access Deer Valley Resort and PCMR.

Theresa reminded us after the meeting that we will also need to do another Reserve Study by the end of 2023, prior to the 2024 budget. The comment was added to these minutes to capture the action.

There being no other business, the meeting was adjourned at 12:30 pm.