

Fawngrove Homeowners Association
Management Committee Meeting
June 7, 2023

Members present: Tom Miller, President; Bill Case, Vice President and Secretary; Theresa Rollins, Treasurer; Duncan Patterson; Dennis Fish; Becky Robertson

The meeting was called to order at 10:00 am, MDT.

The order of business was to appoint Tom Miller and William Case as authorized representatives for all the HOA accounts at Chase Bank and to remove John Lindell as an Authorized Representative and/or Authorized Officer from all accounts. Dennis Fish made the motion to do so, with Becky Robertson seconding the motion. The motion passed unanimously.

Theresa reviewed the financial information. At the last meeting we approved the transfer of \$50,000 of last year's surplus to the operating account. We spent at least \$35,000 over budget for snow removal. However, we will probably have a positive variance in irrigation with the all the snow and rain we have had. Further research will be done on some of the expense areas. There have been no sales so far this year, but the Lindell's unit just went on the market. Tom questioned the arrangement we have with Arnoldo and his equipment. About five years ago the MC decided to bring the snow removal and landscape work "in house" and we have been paying Arnold a fixed amount each month for the cost of the trucks, snow removal equipment and landscape equipment. Theresa will check with Jeff Batterson to get more details on the agreement. We will have a better idea of where we stand financially for the year after we get the June results.

Duncan reviewed the upcoming Reserve Study. Mari Jo Betterley, of Better Reserve Consultants LLC, who did the prior study, will be conducting it. Every six years we need to do a complete study – which is the case this year. This requires an onsite review by the consultant. Duncan will set up a Zoom meeting with her and MC.

Tom noted that the Comcast contract that provides for internet to all the units is up for renewal. We are looking at improvements to the speed (from 250 megabytes to 1 gigabyte) with minimal increase in cost. Also, Comcast is offering high-def cable at a lower cost in the past. Many of our owners have contracted individually with Comcast, use YouTube, or other streaming options. More information will be provided on this. Bill explained the need for internet in the garage. This is necessary for us to install water sensors to detect leaks, and so that Arnoldo can use T-sheets in payroll. Also, the internet will facilitate the owner use of the new garage door keypads. The garages are classified as a business for the garage internet, which is much more expensive. The annual expense will be around \$10,000, though there may be some offsets. Bill made the motion to add the internet to the garage and Theresa seconded it. The motion was approved unanimously. Subsequent to the meeting, Tom was able to negotiate a price of around \$7,000 a year.

Tom noted that we need to have the roofs inspected. Two of the units have ceiling cracks and a number of units suffered water damage. Bill is following up on needed repairs on siding and windows. Bill and Dennis will follow up on this.

Tom and Becky discussed the remodels. Becky reported that Unit 1528 requested a permit to remove the carpeting and tile and replace it with LVP and Unit 1662 requested a permit to install an A/C

compressor in the garage. Both were approved. Unit 1616 is planning a major remodel and Unit 1416 is completing a remodel that was started last year.

Tom said the mailboxes have been delivered. There will be two cluster boxes in each driveway. A concrete pad will have to be poured for each one.

We discussed water and irrigation updates. Deer Valley will not take any water from the ponds this year. Bill noted that we need to replace two of the pumps in the ponds. The cost should be around \$3,500 for both. We also expect to have to replace a garage door (or more).

The MC discussed the landscaping work. There are a lot of weeds, especially dandelions. The fertilizer/weed killer may have been applied later this year because of the snow. Bill will follow up with Arnoldo. We also discussed our interest in getting ideas on a more drought-friendly landscape. Bill has tried to interest Utah State University's landscape design in helping us with a plan, but they have too many projects. The MC will investigate other options, such as Park City Nursery.

The MC discussed the need to get the driveways repaved. We have had trouble getting contractors interested in giving us a bid. We will continue to work on this. Dennis offered to follow up. Tom suggested three paving companies discussed previously. Eckles Paving, Miller Paving and Spartan Paving. Preferred Paving is redoing Aspen Woods' driveways. Garage 5 appears to have a broken pipe at the entry, which will need to be repaired.

Tom noted that we should review the policy on where homeowners can install air conditioning condensers. Currently, they must be in the parking garage. Split hybrid condensers are very quiet and might be able to be installed elsewhere, as long as it does not bother neighbors.

We discussed the problem with getting into some units in case of an emergency. We request that Arnoldo be give a key or a code to get into the unit, which most homeowners have done. A few have asked that their management company be called. Our concern is that in an emergency it may take too long to get into the condo. In 2020, there was a gas leak in a condo in Building 5 and Arnoldo and Rocky Mountain Power were both able to get access quickly. Bill suggested that we get a key box that Arnoldo can lock to hold the keys. We will reiterate our need for keys.

Earlier, Tom formed a committee to work on the Alterra development plans. Committee members are Tom, Becky, Theresa, Duncan, Scott Jacobs and John Lindell. While there are many concerns, we are particularly concerned with a proposed widening of Deer Valley Drive North. The committee is doing research on our property and working with other HOA groups and Protect the Loop. Duncan made a motion to hire an attorney to help us and Bill seconded the motion. It passed unanimously.

Tom noted he will be away for much of the summer. Most of the rest of the MC will be around for part of the summer. There being no additional business, the meeting was adjourned at 12:10 pm.

Submitted by Theresa Rollins