

Annual Meeting

December 2, 2023 (via Zoom call)

Management Committee Attendees:

- Tom Miller (President) (1678)
- Bill Case (Vice-President/Secretary) (1558)
- Theresa Rollins (Treasurer) (1620)
- Dennis Fish (Member at Large) (1524)
- Becky Robertson (Member at Large) (1550)
- Duncan Patterson (Member at Large) (1486)

Roll Call of Owner Attendees

1408 1412 1416 1420 1424 1436 1458 1462 1470 1516
1520 1532 1562 1566 1600 1604 1612 1650 1670 1674
1686

Purpose

The purpose of this meeting, dictated by the Fawngrove Bylaws, was to hold the annual meeting of homeowners.

Approval of Minutes for 2022 Annual Meeting

A motion for the approval of the minutes of the 2022 annual meeting was proposed by Bill Case, seconded by Michelle Notrica. It passed without dissenting vote.

President's Message and a Year in Review

- Tom reviewed the issues surrounding the massive amount of snow that fell during the 2022/2023 winter.
- He noted that after much effort we not only have two cluster mailboxes installed in each of the two circles but we will eventually have additional parcel boxes. Shelters for the mail areas are in the process of being erected and will be completed with the same exterior as our buildings.
- The state-mandated Reserve Study has been completed and the results will be posted on the Fawngrove web site.
- A new Xfinity contract is in place as of 1 September. Homes are now provided with both internet and basic cable service. He noted that most homeowners that had previously had to contract for cable services will probably find their Xfinity bills have been reduced.
- Internet has been successfully installed in all garages
- Signage has been placed on the inside of each main garage door reminding drivers to wait for the doors to open fully prior to exiting. Additionally, height bars have been modified (West side) or emplaced (East side) with specific heights of the open doors.

This has been done to reduce the instances of vehicles damaging the panels of the doors.

- Owners are requested to start using the link on the top of the Fawngrove web site when communicating with the board for repairs rather than contacting the maintenance crew directly. This will provide a record of what maintenance issues are occurring at Fawngrove which will allow us to track them.
- There have been an increasing number of leaks from decks into downstairs units. Owners were reminded that decks require periodic maintenance and owners of decks are responsible for keeping their decks in good condition. It was noted that if a leak in a downstairs unit is detected the owner must immediately contact the owner of the upstairs unit as well as bring the issue to the attention of the Management Committee.
- Owners were reminded that from time to time there is a need to access units because we have been alerted to issues, usually water-related, that need to be identified and resolved quickly. During the past fall we added a key safe and reminded owners that we need a key or code to enter units. We enter units as seldom as possible but when we need to do so time is usually of the essence and covenants allow this to take place. If locks or codes are changed, please make us aware of this so there will be no need to call a locksmith.

Treasurer's Report

- Theresa announced that the insurance deduction for the HOA's liability insurance will be increased to \$50,000 on January 1, 2024. Homeowners were encouraged to increase their policies accordingly. Scott Jacobs asked if building replacement costs in the Fawngrove insurance had kept pace with inflation and was told that they had.
- To cover inflationary expenses, dues will increase by 7.5% in 2024.
- Both the proposed Capital and Reserve budgets were presented and approved without dissenting vote.
- It was noted that a number of HOAs, especially around the Jordanelle Reservoir have had to resort to special assessments because of the immense amount of snow that had to be removed during the past winter. The state of Utah frowns on special assessments in general and we are pleased to report that Fawngrove finances are not in need of them.

Remodel and Snow Park update

- Becky reported that Fawngrove had a heavy remodel season and did a quick review of the projects.
- She provided an update on the Deer Valley Snow Park project, noting that Deer Valley is providing Park City with \$15,000,000 for transportation and affordable housing upgrades.
- She noted that at the current time, Deer Valley is expecting to be able to break ground on the Snow Park project in 2025. Addition/upgraded utility lines for the project will be along Deer Valley Drive South with no direct impact on Fawngrove.

- Becky reported that during the construction of Fawngrove some errors crept into the official property line recordings for Summit County. After extensive investigation, the matter has been brought to the attention of the county officials (who agreed with her findings) and corrections are being made. It was ascertained that we have always paid taxes on the appropriate Fawngrove Property and no other entity has paid taxes on disputed Fawngrove lands.

Election of Officers

Four existing officers (William Case, Theresa Rollins, Dennis Fish, and Rebecca Robertson) were proposed for election for two years. They were elected with no dissenting votes.

Respectfully submitted,

William Case
Secretary