

Fawngrove Homeowners Association Management Committee Meeting

22 June 2024

Members Present

Tom Miller	President
William Case	Vice President, Secretary
Theresa Rollins	Treasurer
Duncan Patterson	Member
Dennis Fish	Member
Rebecca Robertson	Member

The meeting, held through Zoom, was called to order by the president at 12:00 PM.

The purpose of the meeting was to discuss various financial issues.

Roofing issues centering around the installation of heat tape on the upper east and north-facing levels of all building, the reinstallation of existing but improperly installed heat tape, and the replacement of previously damaged gutters and the installation of gutters as necessary in conjunction with the installation of new heat tape were the initial issues discussed. The board decided to delay these two related issues until fiscal year 2025.¹

The replacement of existing Hardie Board siding, installed in 2007/08 was discussed. It was noted that the siding and associated fascia board has cracked in a number of locations and has delaminated in areas where snow has been against the siding for extended periods of time. The consensus was that while the Hardie Board is generally in good condition and not needing to be repainted, there are some areas, especially high on the buildings, that needs repair. It was decided that no overall painting of the siding was necessary until perhaps 2030.²

The board was brought up to date on the recommendation of Rocky Mountain Waterproofing that the edges of the intra-building patios should be sealed as a cost-effective way to reduce the leaks from the garage ceilings. It was explained that Ptarmigan could dig narrow trenches down to the ceiling materials of the garages along the patio sides and then Rocky Mountain would apply a coat of tar-like sealant. Rocky Mountain felt this

¹ Roofs on buildings 1 through 5 were replaced in 2002. The roof on building 6 was replaced in 2006.

² Siding on buildings 1 through 5 was added in 2007. Building 6 was done in 2008. Note that (at least in buildings 1 through 5 the existing cedar shake siding was not removed and the Hardie Board was installed over it.

was the most cost-effective way to ensure that water wasn't infiltrating into the space above the ceilings. Fawngrove was quoted a cost of \$5/linear foot to do the sealing. The board viewed this recommendation favorably.

Sump pumps in the garages were discussed. It was decided that the three inoperable sump pumps in the closets in garages 1, 2, and 3 were not to be replaced and that the remaining sump pumps were all to be made properly operational. It was noted that the sump pump from garage 3 for some unknown reason was plumbed to the rear of the building onto the grass. This has caused the discharge area to become muddy, looks unsightly, and causes difficulties for the mowing of the lawn. It was decided to reattach the sump pump discharge to the same method as the other garages.

There was a discussion of multiple landscaping issues including the engagement of a landscaping architect to draw up an overarching, phased plan to reduce lawn and irrigated areas, the replacement of the attendant irrigation system, the planting of evergreens at the west end of the property, and the replacement of trees that had been removed two years ago as well as a number of other trees on the property identified as diseased and in need of removal. It was decided that while a landscaping plan was necessary prior to the general replanting of tree replacements on the property, the trees on the west end of the property should be planted towards the end of this year when tree prices are lowest. It decided that we accept the Low Stump plan to remove diseased or dying trees and to trim back limbs that are a fire hazard for approximately \$20,000 and that the work be done this year.

The general maintenance activities on five of the six garage doors were briefly discussed. It was noted that the cost of the maintenance and repair of five of the six garages plus the total replacement of the door and associated mechanism for garage four is currently underway for an estimated cost of less than \$10,000.

The replacement of the video security systems in the garages was discussed. It was noted that Ptarmigan is anxious to have systems installed so they can remotely access the videos on the associated DVRs. The DVR in building 1 is unable to be accessed and needs immediate replacement which should be approximately \$300 (less cameras). It was decided that this DVR would be replaced this year and the remaining five DVRs would be included in the 2025 budget.

The repaving of the parking areas (east and west sides) was discussed. The board agreed to move forward on accepting the bid by Eckles Paving for approximately \$28,000 to make piecemeal repairs should be accepted. It was felt that these repairs should last for five years after which a full repaving should be undertaken.

Dennis Fish offered to replace the curbing gutter in front of the mailbox shelter in the west side parking area. It was expressed that a full review of guttering along the parking areas on both the west and east sides should be undertaken.

Inspection of the fire sprinkler heads, and installation of backflow preventers was discussed. Tom Miller has communicated with the Park City Municipal Water Department about the backflow preventers. Since the anticipated cost of doing this is expected to be significant, Fawngrove has been allowed to put this off until 2025. We have been told that every fire sprinkler head needs to be inspected, including those in private areas. Ptarmigan will be asked to draft a letter to the owners requiring keys to all locked areas within their units as well as any associated storage rooms. Ptarmigan will purchase and install appropriate replacement fire extinguishers for the garages.

With all the tasks that have to be done, and their associated expenses, it was recommended that a letter be sent to the owners, either as a part of a newsletter or as a separate email, telling them of all the activities that have been happening this year.

Action Items

1. Ptarmigan will move forward with the sealing of the edges of the intra-building patios in concert with Rocky Mountain Waterproofing.
2. Ptarmigan will identify appropriate landscape architects and obtain bids for a phased plan to reduce grassy areas and replace attendant irrigation.
3. Thick evergreen trees to be planted by the end of the year at the west end of the property by the end of the year.
4. Bill will research security DVRs and purchase one for garage 1 that will be able to be accessed remotely.
5. Dennis will replace the gutter in front of the west end mailbox shelter.
6. The proposal by Low Stump will be accepted and the work will be accomplished during this year.
7. Ptarmigan will draft a letter to owners asking for keys to all lockable areas in both condominiums and associated storage areas in the garages to enable the inspection of fire sprinkler heads.
8. Ptarmigan will purchase and install replacement fire extinguishers for all garages.

Respectfully submitted,

William Case
Secretary