

Fawngrove Annual Meeting

November 9, 2024, via Zoom

In attendance: Tom & Gail Miller (1678), Bill Case (1558), Becky Robertson (1550), Theresa Rollins (1620), Dennis Fish (1524), Duncan Patterson (1486), 1408, 1416, 1424, 1428, 1432, 1436, 1458, 1462, 1470, 1478, 1504, 1512, 1516, 1520, 1528, 1536, 1578, 1582, 1600, 1604, 1612, 1616, 1632, 1650, 1658, 1662, 1674, 1686 with Alan Johnson, Jonah McFarland, Alli Vernon and Wendy McFarland as Ptarmigan representatives.

Proxies: 1400, 1404, 1420, 1450, 1454, 1466, 1482, 1532, 1554, 1562, 1566, 1574, 1586, 1624, 1628, 1666, 1670, 1676

1. **Called to Order** at 12:07 p.m. by Tom Miller
2. **Roll Call** with a quorum established.
3. **2023 Annual Meeting Minutes** were unanimously approved.
4. **President's Review:**
 - a. **Transition to Professional Management:**
 - i. After a year of planning, the Board moved from self-management to hiring professional property management.
 - ii. Ptarmigan Property Services was hired for property management, and Altitude Maintenance for landscaping and snow removal.
 - iii. A new accountant, Model HOA, was hired as the previous one was retiring.
 - iv. This transition has been a significant task that previous Boards had considered but did not pursue.
 - b. **Challenges Faced in Transition:**
 - i. The past year has been busy with many maintenance tasks.
 - ii. Costs rose due to replacing old systems, such as fire suppression antifreeze and fire suppression backflow preventers, as mandated by new regulations.
 - iii. Insurance costs are expected to increase significantly due to national disasters and Park City's wildfire risk.
 - c. **Capital Reserve & Special Assessment:**
 - i. Before 2019, the reserve fund was minimal. The Board has since increased the reserve, aiming to avoid large special assessments.
 - ii. Despite growing reserves, a special assessment is still required.
 - d. **Accomplishments in 2024:**
 - i. Cleaned and repaired garage 5 shop, painted parking stripes, replaced pond circulation pump.
 - ii. Replaced failed sump pumps, coordinated fire inspections, sealed garage wall leaks, and inspected decks.
 - iii. Conducted various landscaping improvements (tree pruning, dead tree removal, lawn care).
 - iv. Cleared drainpipes, repaired walls, cleaned exterior windows, and repaired soil pipes.

- v. Installed recycling containers and signs, added No Parking signs, and created parking passes.
- vi. Addressed issues with Deer Valley overflow parking, coordinated with Park City Police for future traffic management.
- vii. Closed laundry accounts in garages and performed dryer vent cleaning.

e. Snow Removal & Landscaping:

- i. Altitude Maintenance will handle snow removal, with a policy of clearing snow only when there is 2+ inches of accumulation for cost savings.
- ii. Landscaping improvements, including weed control and lawn care, continue with future plans to reduce water usage.

f. Future Work & Upcoming Projects:

- i. Roof, gutter, and heat tape replacement discussion.
- ii. Investigating solutions for e-bikes riding along ponds and addressing issues with "No Bicycles" signage.
- iii. Park City's "Dark Skies" initiative (starting in 2025) will affect outdoor lighting standards.
- iv. Continued focus on capital reserves to fund long-term maintenance and avoid special assessments.

g. Remodels & Alterations:

- i. 15 owners have done remodels this year; if work begins without due process and approval from the HOA board it will likely delay work.
- ii. All remodels require HOA approval, including detailed work scopes, schedules, and drawings.
- iii. Applications should be submitted by March 15th for approval, with no pressure for expedited reviews.
- iv. Remodels must be completed by November 15th of the same year.

h. Deer Valley Development:

- i. Deer Valley's Snow Park development is awaiting approval, with plans to start construction next summer.
- ii. Potential sidewalk expansion in front of Fawngrove may not occur as previously planned.

i. Board Transition:

- i. After four years, as the current Board President will be stepping down.
- ii. Gail will continue as the local historian, and subcommittees will be formed for ongoing involvement.

5. Nightly Rentals Discussion:

- a. Concerns raised about nightly rental units causing more maintenance, noise, and damages, such as garage door damage and garbage issues.
- b. Discussion about the possibility of charging nightly rentals more due to their impact on maintenance costs, insurance, and operations.
- c. Some insurers may increase rates or refuse coverage based on the number of nightly rentals.
- d. Owners would like more quantitative information.

6. Management Report: Please see attached.

7. **Financial Report** by Theresa Rollins (please see attached)

a. **Review of 2024/2025 Operating Budget**

- i. 20K spent in 2024 was for 2023
- ii. Water cost higher due to rates and fixing the lawn and sprinklers.
- iii. Exact amount of assessment will be determined after year end.
- iv. Window washing discussion: General consensus should be owner responsibility.
- v. Landscape discussion: General consensus is a phased plan needed from landscape architect.
- vi. Discussion regarding up to \$200,000 assessment for operating overages due to rising needed maintenance.

b. **Review of 2025 Capital Budget**

- i. Reserve Study is on website and portal
- ii. History of projects and financials given by Gail Miller.
- c. **Motion:** A motion was made to approve an assessment of up to \$200,000 to offset the 2024 operating deficit. The final amount will be determined after the end of the year and can be paid quarterly. This assessment will be allocated based on the current dues allocation (square footage). This passed with 70% in favor, 7% opposed.
- d. **Motion:** A motion to approve the 2025 Operating budget as presented passed with 38 in favor and 9 opposed.
- e. **Motion:** A motion to approve the 2025 Capital Reserve Budget as presented passed with 38 in favor and 7 opposed.

8. **Board Election:** There was a nominee committee outside of the board that interviewed all candidates. The nominee committee would like to thank everyone for going through the process.

- a. A motion was made and passed to approve the re-election of Duncan Patterson to the Management Committee for a two-year term.
- b. A motion was made and passed to approve the re-election of Becky Robertson to the Management Committee for a two-year term.
- c. A motion was made and passed to approve the election of Michael Profant to the management Committee for a two-year term.

9. **Open Business:**

- a. Plans seem ready for approval from the planning commission for Deer Valley.
- b. A Huge Thank you to Tom and Gail for an amazing job! Thank you for the owners that volunteered.

10. **Adjourn** 2:54 p.m.