

Meeting Minutes for the Annual Brian Head Village Homeowner Association Meeting
Saturday July 7, 2012 1:00 PM

Brian Head Village Homeowners Association
356 South Highway 143
P.O. Box 190055
Brian Head, Utah 84719
(435) 677-2042

Order of Business with Minutes

The Organizational Meeting of the Brian Head Village Homeowners Association was called to order at 1:05 PM by Robert Diebold, President. All past and newly elected board members were present.

1. Roll Call.

A quorum was reached with 51 homeowners in attendance or responding by proxy.

2. Proof of Notice of Meeting or Waiver of Notice.

Notice of meeting evidenced by attendees and proxy votes returned by mail.

3. Reading of Minutes of Annual Meeting July 2, 2011.

Motion to waive the reading of the minutes because a copy of the minutes was provided to homeowners by mail. Motion was seconded and a consensus was reached to waive the reading of the minutes.

4. Report of Officers

A copy of the "Brian Head Village Balance Sheet – Income Tax Basis" was distributed by Claude to those in attendance and reviewed.

Motion to approve the 2013 Fiscal Year Budget as presented at the Annual Meeting made by Alan Burd and seconded by Parl Bair. Motion passed unanimously.

The following 2012 – 2013 expenditures and budget items of special interest were discussed:

- a. The spa may require an ADA enhancement as mandated by the Utah Dept. of Justice. A lift to assist disabled enter the spa may be required at an estimated cost of \$7,000.
- b. There are five outstanding property liens, three are new.
- c. Water fee has increased \$1 per unit, per month.

5. Report of Committees

- a. Brian Head happenings provide by Dutch

- i. The City of Brian Head is working toward building a pond in the meadow.
- ii. Construction of the well was completed but mechanical failures have left it inoperable. Repairs are in progress.

6. Unfinished Business

None

7. New Business

- a. Brian Head Village homeowner dues are to increase 3% effective September 1, 2012.

Unit Size	Dues Effective September 1, 2012
1 bedroom	\$306.00
2 bedroom	\$333.00
3 bedroom	\$346.00
4 bedroom	\$356.00

- b. In an effort to improve communications the Brian Head Board email address "BHVBoard@gmail.com" was distributed and resident email addresses collected. The Board is also exploring other social media options.
- c. Residents were advised that "spare parts" shouldn't be dropped at the garage/storage shed area.
- d. Several residents read open letters or otherwise shared concerns for the general wellbeing of Brian Head Village. One letter can be found in Attachment A, and others will be distributed when provided to the BHV Board. Others agreed with the general concerns and voiced additional concerns. I've attempted to summarize the concerns here:
 - i. Wood and other structural damage needs to be addressed.
 - ii. BHV must be run like a business. The Manager reports to the Board who represents the residents. Difficult decisions must be made that will improve the wellbeing of BHV.
 - iii. We must enforce our CCRs to protect our investments and create a more pleasant environment to live.
 - iv. Common areas must remain free of personal items and refuse.
 - v. Woodshed doors should be repaired or removed.
 - vi. The front office must remain presentable.
 - vii. Property focal points must be top priority
 - viii. Need to update look and feel to remain competitive and attract new buyers.
 - ix. Paint gas meter covers brown so they blend in with building.

- x. Laundry machines are in poor condition
- xi. Many porches are in poor condition.
- xii. Paint is failing on the trim.
- xiii. Insufficient gravel leaves parking areas muddy.
- xiv. Should have wi-fi in the common office/meeting area at a minimum.

e. Communication is poor. Residents never hear about improvements/progress.

- i. facebook page?
- ii. Quarterly reports?
- iii. Budget and projected expenses.

f. The group agreed a community effort is needed to make better progress. Committees should be formed to help address primary concerns. Volunteers came forward and the board will start to coordinate formation of these boards. The following residents volunteered to serve on a committee:

- i. Russ Stringham
- ii. Craig Irvin
- iii. Lori Clarke
- iv. Cathy Whitmore
- v. Brett & Brandi Milholin
- vi. Darryl Gariglio
- vii. Erik Joot
- viii. John Osborn

g. Suggestion to pool small repairs to make it easier to hire someone in at a reasonable price. Perhaps this can be better accomplished using online coordination?

h. Current reserves are a concern. Dutch explained we have two reserves, 1) Operational for broken pipes, etc. and 2) Capital reserve for roof, washing machines, etc.. Capital reserve analysis is ongoing. Assets listed with age, cost, estimated life and estimated replacement. The reserve analysis will continue.

i. It was suggested that Dutch is going above and beyond what's expected. We should review the management contract, but we believe responsibilities are not clearly defined. Also, while Dutch was provided a salary increase this year, he may still not be fairly compensated

- i. The Board must clearly define management responsibilities.
- ii. The Board must review compensation package.

8. Election of Board Members

Per HOA bylaw Article IV section 5, two Officers have reached the two year term of service limit. Those present voted for the open seats.

Board members for the coming year will be:

President	Robert Diebold
Vice President	Dorothy Chaney
Secretary	Anthony Clary
Treasurer	Craig Irvin (Newly elected)
At Large	Darryl Gariglio (Newly elected)

9. Meeting Adjourned

With no further action required motion made by Robert Diebold and seconded by Parl Bair to adjourn. Motion passed unanimously. Meeting adjourned at 3:45 PM.

Summary of Management Action Items

- Forward a copy of the new budget and List of Officers to Association Accountant.
- Address ongoing and new concerns raised by the residents.

Summary of Board of Directors Action Items

- Continue work with management to create a five year plan to better budget for upcoming expenses.
- Form committees who will help to improve Brian Head Village.
- Create Management Responsibilities contract.
- Review management compensation package.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Anthony Clary", with a long, sweeping horizontal flourish extending to the right.

Anthony Clary
Secretary

Addendum A – Open letter from Joel Davidson to the Brian Head Village Board of Directors

Might I begin by expressing the gratitude of my family to this Board and to the property management team here at BH Village for the work they do. I would appreciate your indulgence as I address several issues re our investment here on the mountain. As I look around I find an abundance of items that I find personally disconcerting. We are the oldest HOA on the mountain and need to develop a look that doesn't reflect the actual age of the complex. We need anew updated look in order to raise our property values and bring in new owners and keep existing owners.

As I am addressing this Board, if there are some in this room who agree with me, I would appreciate that you stand in support of what I have to say.

Examples are:

Gas meters covers-paint all same color

Some white, some brown, should all be the same.

Porches needing replaced

Terrible appearance. Some may look dangerous to others.

Brown framing needs attention

Wireless in units

It is standard in the tourism industry

Asphalt

Why haven't we modernized?

Prices

Owners who are not residents pay double taxes

Yes, more expensive to come up the hill but should the price of each bottle, can or bottle be 5 times the price as in cedar city.

Junk in firewood containers

What do other units do with their firewood? It is a plus for us to have this to offer but could it be done in a neat and appealing manner?

We have heard others complain in the past of the appearance of BH Village and they have threatened to sell and leave. That is no longer an option. We would need to just walk away from our investment. Something needs to be done to make this complex appealing and more saleable.

No, it cannot be done all in one day or one year. We have let this place get too far gone. We must set up a list by priority and meet time goals of completion of these improvements.

We also need to get bidders, combine jobs with other HO's and perhaps other HOAs to use the same vendor at the same time to accomplish economy of scale. Insist upon three bidders and include those vendors who are not just locals. Perhaps, offer a unit to stay in for a week at no charge so that they and their employers might enjoy the community while working a job. Include penalty when not done on time. Consider combining tasks with other facilities on the mtn..

I know California and Nevada require reserve studies to be completed at Intervals. Does Utah not require reserve studies? If not, why shouldn't we anyway?

I know in Nevada construction personnel are begging for work and their prices reflect that. Might we not consider taking advantage of that here on the mountain?

Again, I would like to thank you who work so hard for such tremendous remuneration to represent us as our Board. Few realize the amount of time and energy that you put in to this job. I serve on a Board of 3000 homes in a planned community and also on the Board of a gated 252 home community.

I also get a raise annually. I am well aware of the time and energy that you have to put in if you are going to do the job the community has voted that you do.

I will be happy to send this list to you all by email or however you wish to receive it.

In conclusion, I, and I expect others would appreciate knowing what you are doing with my concerns on at least a quarterly, if not monthly basis.

Joel Davidson