

Meeting Minutes for the Annual Brian Head Village Homeowner Association Meeting
Saturday July 6, 2013 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 Dorothy Chaney, President. All past and newly elected board members were present with the following exceptions.

Absent: Craig Irvin, Treasurer

Resigned: Robert Diebold, President (Sold unit)

1. Roll Call.
A quorum was reached with 54 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 7, 2012.

Dorothy Chaney noted a required correction. The HOA dues fee schedule labels were incorrect in the July 7, 2012 Annual HOA meeting minutes. Board agreed to the following corrections.

Unit Size	Dues Effective August 1, 2011
1 bedroom	\$306.00
2 bedroom <u>2 bedroom 1 bath</u>	\$333.00
3 bedroom <u>2 bedroom 2 bath</u>	\$346.00
4 bedroom <u>4 bedroom</u>	\$356.00

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.

Residents were reminded that this is only a budget and we won't necessarily spend the amount budgeted.

Motion to approve the 2014 Fiscal Year Budget as presented at the Annual Meeting made by XXX and seconded by XXX. Motion passed unanimously.

5. Report of Committees

- i. No committees to report.

6. Unfinished Business

None

7. New Business

- a. Dorothy Chaney announced that Robert Diebold, former President, sold his unit and resigned. The board decided Dorothy, then Vice President, should become president.
- b. John Anderson, Unit D1 asked several questions
 - i. Requested breakdown of \$109k utility bill. Dutch explained that the cost covers sewer, water, trash and recycle.
 - ii. HBO was included in the cable service when they bought their unit and now they don't have it. Dutch explained that since the cable service upgrade HBO "comes and goes." He's working with, and will continue to work with cable provider to resolve the issue. He gets a different answer depending upon who he talks to at the cable service provider.
 - iii. Residents raised concern with quality of picture and desire for internet. Dutch and Dorothy explained that the cable company has installed fiber optic lines in Brian Head and we're waiting for a decision regarding when BHV service infrastructure will be upgraded and who will pay the cost. Residents expressed desire to explore other service options such as dish.
- c. Discussed legal requirement for a lift in the spa area to meet ADA requirements. Pending litigation may allow for a much less expensive portable lift. To avoid legal requirement, owners voted to make the spa private for residents only. A sign will be posted and a combination lock will be installed on the entry door. Combination will be sent to the residents.
- d. Owner of unit O2 inquired about the process for replacing the cement pad outside his unit. Because the pad was installed by a previous owner, the owner assumes responsibility for the pad. Procedure is to submit plans (prepared by a qualified engineer) to the board for approval.

- e. Owner of M2 reported issues with cracked concrete. Dutch to investigate.
- f. Discussed need to replace wood with no-maintenance composite materials. All agreed to this strategy. Wood will be replaced by composite material as the budget permits.
- g. Residents raised concerns that excessive use of the laundry facility was reducing the life of the equipment. Owners voted to install a combination lock on the laundry door. Combination will be sent to the residents.
- h. Residents raised concerns that the new lake will attract non-residents our parking area. Parking is already limited. Owners agreed to post a “No Parking” sign to deter non-residents.
- i. Resident reported chimney sweeps/management left unit unlocked.
- j. Discussed need to limit traffic in the units. Owners agreed to the following schedule.
 - i. Fire extinguishers must be inspected each fall.
 - ii. Chimney sweeps odd # years.
 - iii. Mid-October thermostats are set to 50 degrees.
 - iv. Residents voted to abandon practice of turning thermostats off in the spring.
- k. Residents approved maintaining a Capitol Reserve Account.
- l. Residents agreed we should shop for new insurance coverage. We’ve had the same agent since 1984. Dixie Levitt, Colorado Casualty (owned by Liberty Mutual).
- m. Brian Head Village board determined HOA dues will not increase this year. Management and the Board will need to cut costs.

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8. Election of Board Members

Per HOA bylaw Article IV section 5, one Officer has reached the two year term of service limit. A second seat was left vacant when Robert Diebold sold his unit and resigned from the board. Those present voted for the open seats.

Residents voted Brett Millholin (A2) and Erik Joot (J6) to the board.

The Board will determine who holds each seat during the next board meeting. Bylaws state this meeting must be held within the next 10 days.

Board members for the coming year will be:

Dorothy Chaney, Craig Irvin, Darryl Gariglio, Brett Millholin, Erik Joot.

9. Meeting Adjourned

With no further action required motion made by Dorothy Chaney and seconded by Anthony Clary to adjourn. Motion passed unanimously. Meeting adjourned at 3:45 PM.

Respectfully submitted,

Anthony Clary

Secretary