

Brian Head Village HOA Meeting Minutes, September 2, 2017

The meeting was called to order at 12:30pm.

- Erik Joot (J6), President: All of the Board members are present with the exception of Darryl Gariglio (J6), Secretary. Bev Noyce (O2) will take his place today.
- All members stood for the Pledge of Allegiance. Erik took roll call.
- **Opening Comments.** While Erik was counting the members in attendance, Vickie Hicks (O2), Treasurer, reported on the Brian Head fire and thanked Doug Deutschlander (H2), the firefighters, and all those who helped save Brian Head and Parowan. She said the fire scorched 100 sq. miles. \$2.5 million is being received in Federal aid. One home was flooded.
- After all of the proxies came in and the roll call results, Erik determined that we don't have enough members present for a Quorum: 13 proxies, 37 present. We need 41 present to vote on any issues. Peter Murphey (F1) voiced his concern over the proxies and how the firewood was cut off.
- **Election of New Officers.** Erik asked for officer nominees. Rick McGough (P4), Leslie Hahn (E4), Doug Swift (F2), Kathleen Murphey (F1), Crystal Rock (G1), and Tim Gear (F5) came forward to be placed on the ballot. *ACTION:* Erik will send out voting ballots by mail. Based on the returns, the winners will get voted in. The Board will determine how the winners are placed. He also stated that the Quorum is not working. We need to come up with another solution.
- **Reading of the Minutes.** Dutch Deutschlander (H2) moved to dispense of reading last meeting's minutes.
- **Report of Officers & Property Manager.**
 - Vickie Hicks (O2), Treasurer: Vickie went over the Treasurer's report. Rick McGough (P4) asked about the Current Assets. Insurance was also asked about. Rick McGough suggested a committee be formed for the Bylaws. Erik stated that a committee was already formed, but most members dropped out except for Bev and Daryl. Doug Swift (F2) asked if we were covered for wildfire insurance. The Board didn't have an answer. Mark Jankowski (B1) asked about the firewood issue. Vickie asked if there were any more questions. She stated that there was no need to raise dues. We can add to the reserves as there are more projects to complete. \$400,000 is ok for now in reserve. Vickie read through the list of accomplishments the Board has approved in the last three years. The parking lot still needs to be paved which may take a few years to raise the funds for. Erik said the roofs need to be fixed. Vickie said we have cheaper dues than other HOAs on the mountain. Dues haven't been raised in three years. Erik said half of the HOA dues are in water and sewer. Everyone is billed for 5,000 gallons of water/month whether they use it or not. Peter Murphey (F1) thanked the Board for all that they do.
 - Scott Neuerhauser, Property Manager: All of the buildings are painted except for the doors and some touch up which were delayed because of the fire. The painting will be completed this year. Concrete: Buildings K, L, B, A, a lot of steps were torn out and replaced. Firepits, BBQs: All new. Parking Lot: Scott is working with Brian Head town (Brett) about reduced parking at the upper buildings. UDOT took away 8-10 parking spaces. They're trying to figure out what to do. They want to build the parking lot back up. One entrance will be closed. Vickie Hicks (O2) asked what the legality was for the rest? The easement starts at the telephone pole. Can we access that? *ACTION:* Dutch will check if we can. Parking starts at the corner of the rock wall on the north side. Dutch

said the power line was the edge of the right of way. Peter Murphey (F1) asked if there was a grand vision. Scott answered that the rocks by the dumpster will be moved, the dumpster will be moved, and he'll put a pad there which will open up several parking spaces. It was asked if there was equipment at BHV and a Civil Engineer? The town is working with Scott. It was asked what the timeframe was. Scott said next year. Chris Heights (O4) asked if there was anything going on regarding the hole by the pond. Scott said no. Firepits: The fire restrictions have been lifted. Personal homeowner pits are banned because they are not to code. Vickie Hicks said if we are fined by the Brian Head Fire Dept. the owner will have to pay the fine. Rentals: Scott said if renters have animals, they must be on a leash and they must clean up after the animal. Vickie Hicks stated that there will be penalties for not doing so. First time, warning; second time, \$25 fine; third time, \$100 fine; fourth time, \$400 fine. Scott said that Brian Head town has a leash law. Snow removal: Scott said that some buildings with large amounts of snow on their roofs drop off onto the sidewalk which is a hazard. He's proposing that, for every 100 inches of snow that accumulates, the snow be removed. The roofs need to be maintained at \$75/hr.

- **Report of Committees.**

- Bev Noyce (O2), Bylaws: Erik thanked Bev for spending so much time updating the BHV Bylaws. Copies of the Bylaws were mailed out to all homeowners on May 24, 2017, Revision C, Draft 6a. Comments should be sent directly to Bev at bnoyceus@yahoo.com. She took the changes and updates from last year and implemented them. *ACTION:* The next step is for the Board to review the latest comments from Draft 6a and review the new comments for Draft 7. Draft 7 will be the final changes. *ACTION:* The Board will look at changing the dues structure based on square footage rather than the number of bedrooms/dens (Article VI, Section 1). *ACTION:* The Board will look at Quorum (Article II, Section 3) and proxy requirements (Article II, Section 4) to make them more effective. Dutch Deutschlander (H2) said to address the units by square footage, and that if any subsequent changes are made, they will have to be done by a Resolution.

- **New Business.**

- Back stairs: A member mentioned that the back stairs in Building L are in bad shape.
- Annual meeting: Rick McGough asked if the annual meeting could be earlier. Erik said we tried that, and it didn't work.
- Damage to a unit: A member mentioned that his unit was damaged by renters of another unit. He tried to contact the owner to no avail. He sent a letter to the Board. Vickie Hicks stated that there should be fines imposed for violation of a homeowner by another homeowner. Does a damage deposit cover that?
- Windows: A member mentioned that their windows don't slide. Will they be replaced? Snow on buildings cause rotted frames.
- Parking lot: Craig ? (C1) asked if the Board could start putting away money to pay for the parking lot.
- Dish Network: Rick McGough asked if we could have more channels. Erik said it was too expensive.

- **Unfinished Business.**

- Firewood: *ACTION:* Erik will send out for votes for/against supplying firewood every year. Vickie Hicks said that we need to have more security for the wood storage units. A door needs to be put on the units with a lock and key. The homeowners can get a key. If there are renters, do they pay for their own firewood? Peter Murphey (F1) suggested to

have two vote questions for firewood: (1) Yes or No to having firewood, (2) Yes or No to add security to the storage unit.

- Fire extinguishers: Scott maintains those.
- Chimney sweeps: Dutch said it needs to be done every year. Currently, it's being done every other year. *ACTION*: Scott will have it done this year.

The meeting was adjourned at 2:10pm.