

Meeting Minutes for the Regular Brian Head Village Homeowners Association Meeting

Saturday, January 11, 2014

Brian Head Village HOA Meeting
356 South Highway 143
Brian Head, Utah 84719

Order of Business with Minutes:

The Regular Meeting of the Brian Head HOA was called to order at 1:05 by Brett Milholin, President. All board members and property manager was present.

1. Roll Call. All Board Members, the property manager, and 18 members were present.
2. Reading of Regular Meeting Minutes From September 18, 2013 were read.
3. Report of Officers: Each board member provided a report update to their projects and duties:
 - a. Brett Milholin, President:
 - i. Brett expressed that we have outlined immediate, three, and five year plans to improve our community. Immediate plans include painting and roofs. Three year includes blacktop and grading the parking lot. Five year includes rebuilding the garage and laundry room.
 - ii. Scott will put a notification in every unit that he enters as to when he was there and why.
 - iii. We will remodel the meeting room but use volunteer labor. However, this priority of work is low right now.
 - b. Laurie Wright, Vice President:
 - i. Laurie informed members of our website and to use that to their advantage.
 - ii. She advised that we check the grounds in all buildings to make sure that the electrical is grounded.
 - iii. REMODELING: If you are remodeling your unit and replace your kitchen cabinets you want to consider putting a water shut-off valve at the main coming into your unit under the kitchen.
 - c. Darryl Gariglio, Secretary:
 - i. CLEANUP WEEKEND: The spring cleanup weekend has been scheduled for APRIL 26-27. The main focus will be cleaning out the storage lockers in each unit. We will also do some light tree trimming and trim the grounds again for spring.
 - ii. PAINT/ROOFS: John Anderson and Scott Neuhauser are getting 6 bids . Scott is collecting bids from local contractors and John is collecting bids from Las Vegas contractors. John has contacts with Sherman Williams paint and will get a deal on the paint. Bids must include a 1MM insurance policy and Labor Only. All bids must be submitted by March 15, 2014 with work to begin by April 1, 2014 or whenever winter breaks. All buildings will be painted and roofs repaired.
 - d. Vickie Hicks, Treasurer:
 - i. Vickie informed the community that our bank accounts was only a one-signature system. She contacted the board and they all agreed to change it to a two-signature system so she has to sign off on all checks now. She will not sign any check that does not have a legitimate receipt. She has saved our community over \$3000 now with two signatures.
 - ii. Vickie provided and reviewed all bank statements and aging reports members present.
 - iii. Vickie reported that Demand letters were sent to all members delinquent on HOA dues we collected \$12,000 in delinquent dues.
 - iv. Vickie is working daily with Claude.

- v. 30-Day Demand Letter was sent with terms that they put \$2000 down on arrears, pay \$500 a month in addition to their current HOA dues, and must stay current.
 - vi. The water bill is still a huge concern for our community and we are investigating it.
 - vii. She renewed our liability insurance for \$15,000 per year but an anonymous phone call cancelled this policy. It was reissued for \$25,000. Underwriters always review the last three years. Vickie was able to argue to the insurance and underwriter that the freezing and flood damage three years ago was an anomaly common risk.
 - viii. Our liability insurance does not allow any grills on the balconies or common deck areas, wood storage on the balconies or common deck areas, or storage of anything. We cannot store anything on these areas and if a fire starts because of it then we will not be covered.
 - ix. We will have fireplace inspections yearly now and are a safety issue due to the age of the buildings.
 - x. We are checking into converting to gas fireplaces to obtain lower liability insurance. The \$35 per month hookup fee for 20 years expired two months ago.
 - xi. We have deposited \$318 in money from quarters from the laundry room since October. She asked that Scott start collecting that monthly now so that she can track how much money we earn from the laundry room per month
- e. Erik Joot, Member-at-Large:
- i. Erik reported that our cable system is daisy-chained from building to building.
 - ii. We have two main cable feeds to our unit. One feeds Phases 1 & 2. One feeds Phase 3.
 - iii. Dish is the best option and most affordable. We will have 1 Dish per building.
 - iv. We have volunteers who will run updated, new digital cable through the attics and buildings with Scott. This will eliminate a substantial amount of the expense.
 - v. We will begin this work when the winter breaks but is pending the cost of painting and roofing.
 - vi. We will use CenturyLink for WIFI.
- f. Scott Neuhauser, Property Manager:
- i. We do not have emergency contact information for 22 units.
 - ii. Scott will start collecting bids for painting.
 - iii. The board is going to help him set up files for vendor and contractor info.
 - iv. Scott will put a notification form in every unit he enters as to when and why he was there.
 - v. It takes him a long time to get into units because so few have lock boxes on them.
 - vi. He will install a lock box on your unit for \$40. All you have to do is pay him and he'll buy the box and install it for you.
 - vii. The sauna is not working. He is checking the heating element.
 - viii. The office is now remodeled.
 - ix. The hot tub was in terrible shape but working great now. He spent several hours on it.
 - x. The laundry machines and dryers are in bad shape and may need replacement.
 - xi. The power box outside Phase 3 will be fixed immediately in the spring. The contractor agreed to fix it never showed up.

4. Unfinished Business:

Covered by board members in their reports.

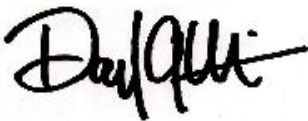
5. New Business:

- a. The monthly utility breakdown per unit is as such. We have 84 units:

UTILITY	RATE
Water	\$50.70
Sewer	\$29.95
Trash	\$11.99

- b. John Anderson and Linda Key and other members came forward to volunteer to work on several key issues. Issues include:
 - i. Work on water issues.
 - ii. Contact bidders for painting projects.
 - iii. John can get a 40% discount on the price of Sherman Williams paint.
 - c. Install Code Locks on Laundry Room and Spa.
 - i. The spa is being used by several people not associated with BHV. It's being used by the whole town so we will put a key code lock on the door and send that out to everyone. The locks were donated by Darryl Gariglio last spring. We will not put the key code lock on the laundry room door yet as it appears that it earns income.
 - d. Install motion sensors on outdoor lights.
 - i. Lights are on a timer but we'd like to install motion sensors on them so that we stop looking like a seedy motel and conserve electricity.
 - e. The next meeting will take place in Las Vegas.
 - f. The Annual Meeting is scheduled for July 5, 2014 at Brian Head Village Conference Room at 1:00pm.
 - g. It was suggested to hold a meeting on New Years weekend next year because so many owners are at their condos.
 - h. FIREWOOD: The community is aware that some of our firewood is stolen, especially from Phase 3. We will evaluate and determine if we need to put a lock on the firewood doors or only locks on the areas where we know it is getting stolen.
 - i. ATTIC INSULATION: We feel that we can rent the blower from Lowes and spray about two feet of insulation in the attics for \$400 a building. A member just did this to G building and the total cost was about \$400.
6. Meeting adjourned at 2:48pm.
7. Summary of Management Actions:
- a. Forward a copy of the minutes to all board members for review.
 - b. Continue to communicate and work diligently on our community.
8. Summary of Board of Directors Actions:
- a. Finalize roofing and cable contracts immediately.
 - b. Continue driving all items within these Minutes aggressively.
 - c. Work with new property manager to achieve the goals of this community.

Respectfully,

A handwritten signature in black ink, appearing to read "Darryl F. Gariglio". The signature is stylized with a large, sweeping "D" and a long, horizontal stroke extending to the right.

Darryl F. Gariglio, Secretary
Brian Head Village HOA