Meeting Minutes for the Regular Brian Head Village Homeowners Association Meeting
Saturday, March 28, 2015

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

I. Order of Business with Minutes:

A. The Regular Meeting of the Brian Head HOA was called to order at 3:10pm by Laurie Wright, Vice President.
B. All board members were present and three members. Brett Milholin, former president, resigned in January, 2015.

II. Reading of Regular Meeting Minutes From September 18, 2013 were read.

III. Report of Officers: Each board member provided a report update to their projects and duties:

A. Laurie Wright, Vice-President:
1. Laurie stated that she is working a Priority of Work list for Scott for this summer.
2. We will clean the storage lockers in May.
3. We will expand the Board to have either five, seven, or nine members.
4. These positions will be Members-at-Large.
5. Positions on the Board may have alternates to assist them.
6. Board positions will be staggered so that the whole Board never changes in one year.
7. She will contact Claude and get updated contact info of our members.

B. Darryl Gariglio, Secretary:
1. We are still researching our water utility.
2. A motion by Vickie was made for Board members to get reimbursed for mileage and expenses when attending a Regular Meeting. It was second by all other Board members.
3. We will be doing another thorough cleanup weekend like we did two years ago.
4. Laurie and Vickie requested that I send out a proof of the newsletter to all Board members first before sending it to the members.
5. We need to make a contact list of every member that includes their email address, phone number, and if they are granting us access to their unit.

C. Vickie Hicks, Treasurer:
1. We are budgeted for decking and cement work on the sidewalks in the spring.
2. Scott needs to start remodeling the community center room above the office.
3. The spa needs a new heater.
4. She motion was made to buy a new soda machine for the spa room. It was second by all other board members.
5. We need Scott to put hanging hooks in the Spa room.
6. We need to purchase new washers and dryers for the laundry room.
7. Vickie handed out our financial statements for the remaining board members to review.
8. Vickie opened the floor for discussion on converting our fireplaces to gas.
9. We need Scott to find out how many units already have gas installed.
10. We can eliminate the firewood and yearly chimney sweep expense by converting.
11. Vickie proposed we redo our monthly dues and calculate it using a base rate plus $10 per each additional bedroom and bathroom. This was how it was calculated in the original Bylaws.
12. The cost to pave the parking lots is going to be extraordinary and may need an assessment. This is a 3-5 year long-term plan that we are working on.
13. Vickie stated that a few members have called her to express their concerns about having two members from the same unit on the Board although it is legal and within the Bylaws.
14. The same issue could arise from having owners with multiple units.
15. It was concluded the best option to prevent "Board Fixing" was to expand the Board to 7 positions.

D. Erik Joot, Treasurer:

1. Cable is working great but there are still a few more concerns to work out.
2. He completed the reconstruction of "Exhibit D" and our "Enabling Declarations" from microfiche to Word so that we now have legible copies with the Bylaws. The original typed copies have been lost over time.

IV. Unfinished Business:

1. Covered by board members in their reports.
2. Install motion sensors on outdoor lights.
   a. 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.
3. 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.

V. New Business:

1. BYLAWS: We reviewed the Bylaws to discuss updates.
   a. Bev and Bob Noyce attended the meeting. Bev has reviewed been working on amending and updating our Bylaws.
   b. They have never been amended to update, improve, keep current with changing times.
   c. Voting on the proposed changes will occur in July.
   d. We will email and mail these proposed changes to members on May 15, 2015 so that they have time to review them.

VI. Meeting adjourned at 6:30pm.

VII. 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.

VIII. Summary of Board of Directors Actions:

a. Finalize Bylaw proposals immediately. .
b. Continue driving all items within these Minutes aggressively.
c. Work with Scott to achieve the goals of this community.

Respectfully,

Darryl F. Gariglio, Secretary
Brian Head Village HOA