

## Meeting Agenda for Brian Head Village Homeowner Association

Saturday May 22, 2015 2:30 PM

### Order of Business with Minutes

1. The Organizational Meeting of the Brian Head Village Homeowners Association call to order.

A. Roll Call of Board/Association Members:

1. Present: Erik, Brenda, Jason, Vickie, Laurie
2. Absent: Darryl, Mike

2. Opening Comments: Laurie

3. Report of Officers & Property Manager

a) Laurie Wright:

- Discussion: Board Appointee of new Board Member(s) & general Introduction of new members.
  - Mike Braily ?
  - Brenda Rich
  - Jason Hardabura
- Pick up 4-to table and chairs & small desk for in the meeting room.
- Work with Erik on a contract for Scott to be presented in October of this year. Include duties, vacation expectations, etc.

b) Darryl Gariglio:

- Newsletter - Putting together Newsletter for June.
- Website (pictures?) -- Will update pictures.

c) Vickie Hicks:

- Reviewed Bylaw Update Project: Changes made and voted.
- Vickie kept notes of votes and changes. Will email board ASAP).
- Add to Bylaws time frame Board can vote to put a unit up for Sheriffs sale for unpaid dues. Vickie will check with lawyers.
- Dues - Potential dues adjustment per square footage?
- Discussion opened again about adjusting dues for square footage.
- Erik assigned to this project. He will work with Scott on getting the square footage.
- We will bring square footage discussion up at annual meeting for members. Two scales to consider: (1) Bed/bath size. (2) Square Footage.
- Will call for vote at annual meeting.
- Need 70% plus 1 to amend bylaws.
- Vickie will be doing Dickies BBQ for 50 people again for annual meeting.
- Laurie & Erik will bring up drinks.

Unit Size/	Dues Effective September 1, 2014	Recommended Change
1 bedroom/1 Bath	\$306.00	
2 bedroom/ 1 bath	\$333.00	
2 bedroom/ 2 bath	\$346.00	
3 bedroom/2 bath	\$356.00	
4 bedroom/?		

- Additional financial items: Discussion of UNIT(S) with liens and how to collect.

E. Erik Joot:

- Clean storage closets & decks -- Discussion to hire someone to come up and help Scott get the storage closets cleaned. **Scott** will purchase new locks from home depot for the closets and get them locked.
- General Cleanup of complex -- Cannot do this till after the annual meeting because many board members will be on vacation.

F. Scott Neuhauser:

- The concrete guy is coming up the mountain on the 21st or 22nd of May and will give us an idea of price and time frame then.
- **Scott** will get the price of this to Laurie ASAP. Also request that the concrete crew put pillar barriers (or large rocks) next to the walkway between the office and E Bldg to stop people from driving over the concrete.
- Painter will not be able to start until mid-end of June. -- He is working on the new Parawan Gov bldg.
- The chimney sweep person is the same as in the past and we don't have a time frame as yet. --Have **Scott** get ½ done this year and the other ½ done next year (call the person in to do ASAP).
- Spa already has a new heater (it just needed a relay to be replaced)
- Expected that the meeting room will take \$1,000 to 2,000 to fix depending on materials chosen for flooring and should be able to do before the meeting July 4<sup>th</sup>. -- **Scott** purchase vinyl wood looking flooring (higher end) to put on floors and be prepared to start that work immediately after June 6<sup>th</sup> (when the room is rented to another association for their meeting)
- The Sewer break is in front of M Bldg and expected to cost over \$5,000 -- Finished. Don't have the final bill.
- **FOR SCOTT:** The insurance agent to look into the M-5 unit crack down the side of the building to assess if the crack is the HOA responsibility or the homeowners responsibility to pay.
- **FOR SCOTT:** A window company will be coming up on Friday the 29<sup>th</sup> they will be meeting Brenda Richardson. I will be checking with the other owners who want windows if they can give us permission for you to open their units for the contractor to measure their windows and give us a quote. G4, E4, K1, Brenda's unit, Vickie's unit and the Meeting Room above the office. Do you know of anyone else that might like to be included on the quote?
- **Scott** will give a date to start the decks (after the annual meeting).
- Have **Scott** has created a new file for Bylaws and CCRs to be kept onsite and available to homeowners when requested?
- At one time Scott mentioned he might have access to at least some of the units square footage, ask him to send to Laurie/Erik.

VI. Meeting adjourned at 4:46pm.

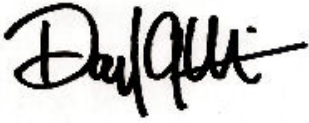
VII. Summary of Management Actions:

- 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. Prepare to Bring Bylaws to Vote at Annual Meeting.
- b. Continue driving all items within these Minutes aggressively.
- c. Work with Scott 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, looped "D" and a long, sweeping horizontal line extending to the right.

Darryl F. Gariglio, Secretary  
Brian Head Village HOA