

Brian Head Village HOA Annual Meeting Minutes

Saturday, July 6, 2019, 9 a.m.

ORDER OF BUSINESS

CALL TO ORDER: The meeting was called to order by Rick McGough (P4) at 9:20 a.m. All Brian Head Village (BHV) members stood for the Pledge of Allegiance. Rick announced that the meeting is late due to the power outage in Brian Head. He then introduced the Board members to everyone.

OPENING COMMENTS:

Rick McGough, President: All of the Board members are present. Rick said it has been an unseemly winter this past year. Given that we experienced a few problems due to the temperatures this past winter, we have taken measures and continue to seek ways to prevent any issues relating to freezing going forward.

If anyone experiences a problem that requires urgent attention, contact Scott Neuhauser, the Property Manager. If your problem is minor or you have a question, please contact me or any of the Board members. Scott is not here today. He's taking a much-needed vacation in Alaska.

QUORUM VALIDATION AND ROLL CALL: Greg Hicks (O2) sat at the front desk and got everyone to verify their names, current mailing addresses, and email addresses. 19 units were represented which is not enough for a quorum.

READING OF MINUTES: A motion was made by Rick McGough to postpone the reading of the minutes until the next annual meeting. It was seconded.

TREASURER'S REPORT:

Vickie Hicks (O2), Treasurer:

- **Insurance Deductible:** Vickie made the financial report and budget available for everyone at the meeting. There has been an increase in the insurance deductible which will raise the premium. The minimum is now \$25,000 or \$15 more per year on your insurance policy. Raising the deductible saves Brian Head Village \$2,000 per year.
- **Pricing Grid:** Vickie passed out a Pricing Grid for BHV Dues which were extracted from the Bylaws. If anyone has questions about their fees, see the grid. Everyone pays according to the following formula:
 - Each unit is assessed at an equal share of overall expenses (\$275) plus .05 cents per square foot.
 - Rick mentioned that only four units went up in price, two went down.
- **New Members:** Rick asked who was new in the complex: New members introduced themselves - Peter and Annette Malen (P3), Patreen Drew (J1), Mitchell Haws (G5/G7), Craig and Jeanne Bullock (K3), and Milton and Roni Laub (H3).

- **Past Performance:** Vickie said we have practiced great fiscal responsibility since assuming the budget responsibilities from the prior Property Manager. Prior to Vickie assuming the role of Treasurer and taking over the finances, the Association was near bankruptcy with the former Property Manager consistently seeking to increase the dues. We now have sufficient funds in our account to cover our expenses. Vickie stressed that every financial transaction is thoroughly monitored. We expect to pull \$100,000 out of reserves to pay for paving the parking lots which will cost \$150,000. Based on current finances we expect to recoup that expenditure over a two-and-a-half year period.
- **Window Replacements:** Vickie said we've set up an account with Jones Paint and Glass. We'll do one building at a time to maintain stability and grow at the same time.
- **Fees:** Vickie said if anyone has any issues with the receipt of their due's invoices or paying them, talk to our Accountant, Claude Slack. Sheri at slack@netutah.com can help with that. It is the responsibility of each homeowner to ensure that their contact information, i.e., mailing address, emergency contact, etc., is kept up to date. Greg Hicks (O2) was present with the list for everyone to update and/or confirm their contact information. Everyone was encouraged to check the list, update it, and initial it.
- **Web Site:** Bev Noyce (O2) maintains updates on the Web site at mybhv.org. Rick said in the future the Web site will be more interactive by way of updates, project status and general event information.
- **Selling a Unit:** Vickie said if you are selling a unit through a lender, you must go through them. Vickie charges \$150 for searching and filling out information requested by the lender. If you need that information, see Vickie.
- **Renting a Unit:** Vickie stated that if you are renting a unit, you must have a business license at the Brian Head Township for VRBO, Airbnb, etc. Rental services are sending their reports to the township to report back. If there is no business license, you will be fined by the state of Utah. The cost is \$80 per year for the license, and you must file a quarterly report to the state of Utah.

PROPERTY MANAGEMENT REPORT:

Property Manager, Rick McGough Reporting for Scott Neuhauser:

- Scott has put in an incredible amount of work this past winter. It's like he's been playing a part in the movie, "The Shining." Because of all the snow, it was a non-stop effort, and Scott tried to stay on top of it. Vickie told the attendees how much was spent. Scott performed admirably.
- **Spa:** Rick said there were damages to the spa this past winter. Scott replaced the pump and heater, and we now have security cameras and a code lock on the front door of the spa area. We have better monitoring.
- **Laundry Room:** It was asked if only owners can access the laundry room. Rick said there is an ongoing discussion about that. Mitchell Haws (G5) said the door is often left open and the lights are on frequently. Rick said we need light timers or motion sensors and that issue is being discussed with Scott. Peter Murphy (F1) said homeowners need to take the initiative to self-police the complex. For those units that rent, Rick indicated that Scott will change the lock box codes every six months and then notify the owners. Watch for his input.

- **Lighting:** Scott has been replacing the exterior lights with new LED lights. He is looking at installing motion sensors in the hallways as well.
- **Freezing:** Rick said the complex has had a few water junctures freeze. Scott utilized portable heaters as well as internal thermostats to combat the impact. There was at least one instance where renters were not happy due to the freeze. Scott had to hire a locksmith to open the affected unit. As a remedial measure, Scott wrapped the pipes in the ceiling. We are also exploring professional input as to any precautionary measures that might be available to us to prevent future occurrences.
- **Lock Boxes/Freezing Issues:** It was stressed that from time to time Scott needs access to all units. Rose Marie Pickell (H6) said Scott needs to put lock boxes outside all the units. Peter Murphy (F1) said Scott has a key to all units. Vickie said Scott has the lock box numbers.

Jim Carnaby (L1) asked which unit froze. Patreen Drew (J1) stated that Joel Davidson's unit (L1) has an issue where, if the water is off to their unit, it turns off all water in the building. Vickie stated that the complex is old and that the plumbing is the same in all the buildings. To change that, the units would require a re-plumbing in every building to each unit. Katt Murphy (F1) said they had a problem in their unit too. Patreen Drew (J1) said we're paying for it. Rick said it is open to discussion.

Patreen said the Dish network dishes get frozen, and you have to wait for them to thaw. He said he had to move an outlet. Rick stated that we shouldn't need heaters anymore to thaw the pipes with the steps that Scott employed.

Rick stated that there are occasions where cable service is lost due to the Dish receivers being covered in snow. Their location is not conducive to manual clearing. We are exploring the cost of purchasing dish warmers that would help to reduce and hopefully alleviate this issue. Rick further stated that one of the issues is getting power to the locations for the heaters.

Reference was made to relocating the dishes to a more accessible position. Vickie said it depends on where they're mounted. Most of them are in an easy location to clear. Doug Swift (F2) said there's a signal loss when the snow is cleared and cleaned off. Katt said you must leave the cable box plugged in to the power source; otherwise, you will have to work with Dish to get your service back. Vickie said her TVs are showing only pay-per-view pornos and unauthorized channels because their Dish receiver is not working properly. Someone asked about parental controls; Bev said you can lock channels in the System Setup. Rick said we try to be full service.

- **Thermostats:** Rick said we need printed cards for each thermostat in each unit. In one unit, Rick had to increase the temperature. Two suggestions: set the thermostats no lower than 55 degrees and open the cabinets, or Scott wants us to increase the temperature at each thermostat to 60 degrees. Rick said he feels badly for all those who suffered last winter. No more adjusting when the owner is not around. Vickie said some owners don't want anyone in their unit, including Scott, which causes problems if there's something wrong with the unit.
- **Renters:** Leslie Hahn (E4) said someone went up through the attic on the other side of her unit, came into her unit, and left the door wide open with snow blowing in. People can go through both sides. **ACTION:** Rick said he will see what can be done about that.

- **Wood:** Rick asked if everyone has enough wood. There have been thefts lately, and we need wood for those who live here year around. Vickie said renters are taking partially burned wood and putting them back in the wood pile which is a potential fire hazard. **ACTION:** Owners need to tell their renters NOT to do that.

CURRENT PROJECTS, PRESIDENT:

- **Window Replacements:** Rick said he has some ideas about window replacements and has obtained a few bids. We can start looking at windows this year. All units that qualify will get information about it. This includes all original windows only, not sliders. The owner must pay for a slider if they want one; Rick and Scott will work with the contractor to get a good price for sliders. A member asked if this would include screens. Jim Carnaby (L1) said he has a broken window. Katt Murphy (F1) said it should get replaced. Doug Swift (F2) said several windows are broken. Rick said if an existing window is broken it needs to be fixed. If it can wait, Brian Head Village will pay for it as part of the replacement project.
- **Paving the Parking Lots:** UDOT – Scott previously worked with a representative who denied our request to pave the parking lots. The main issue is that the UDOT property rights extend to an area two feet on the development side of the power poles. This would impact a major area in all the parking lots. They said, “If we allow you to pave it, people will think you own it.” The individual is no longer in that position and Rick and Scott had an opportunity to meet with the new UDOT representative as well as representatives from the Brian Head Township. BHV agreed to stripe off what belongs to UDOT and what belongs to Brian Head Village. There are different grades. BHV will do striping, maintaining, and signage. Scott found an engineer who will prepare the entire project and meet with UDOT. News will come soon, and we’ll try to get it done this year. In the anticipation of a favorable outcome, we have delayed the \$5,000 expenditure for gravel. Rick said the paving won’t take long.
- **Roof Replacement:** Scott told Rick that we should look at replacing the roof in a few years.
- **Internet Service:** Patreen Drew (J1) asked if there was internet service. Rick said, yes; you can get it through CenturyLink. Scott can work with you on that.
- **Paint Touchup:** Peter Murphy (F1) said Scott will patch the paint job where the paint is coming off.
- **CCRs:** Rick said the CCRs need to be updated.

OPEN DISCUSSION

- **Snow Removal:** Peter Murphy (F1) said there are two options for snow removal. 1. One guy works the whole mountain and does a lousy job. 2. Another guy is more expensive but does a better job. Some people don’t move their cars. This is a problem for year-around cars. It causes a loss of parking spaces.
- **Fire Extinguishers:** Peter Murphy (F1) said this is a liability issue. The fire extinguishers are way past due. **ACTION:** Rick said he would look at it.
- **Web Site:** Peter Murphy (F1) said the Web site is highly underutilized. Rick said we will get more sophisticated with the Web site. Leslie Hahn (E4) asked if we could list contractors on our Web site. Rick said it would be best to contact Scott directly. **ACTION:** Rick and Bev will work to put a statement on the Web site about that.

- **Quorum Issues:** Paper versus e-proxy? Do we want online voting? The state law requires a quorum. We can set a quorum level but there are state regulations in the Bylaws. Rick said he would look to improve the way this is handled. We have some agenda items to vote for: physical quorum, online voting, or wait until the next meeting.
- **Gas Fireplace:** Rick referenced the use of gas within any of the units. Vickie talked to the gas company which stated that it would cost between \$1200 - \$1500 per unit to install/pipe gas to any unit. The line is there, but it needs to be run to each unit. **ACTION:** Rick said he would check on it. You must have an insert installed and extend the line. He will find out about the issues involved.
- **Property Manager:** A member asked if Scott has been compensated for his hard work. Rick said, yes, Scott is an amazing Property Manager. He's always on it, but he must allocate his time.
- **Collapsed Stairwell:** A stairwell has collapsed in one of the buildings, so we must spend the money to fix it.
- **Financial Standing:** Rick complimented Vickie because we are in the black.
- **Vending Machines:** Peter Murphy (F1) asked if we are making money on the vending machines yet, and Vickie said not yet. Members wanted them installed. When the previous property managers left the position, they took everything: tools, equipment, vending machines, supplies, etc.
- **Chimney Cleaning:** It was asked if the chimney sweeps are still cleaning the chimneys. Rick said it's still being done every two years.
- **Fire Extinguishers:** Rick said the Fire Dept. doesn't refresh fire extinguishers.
- **Smoke Alarms:** Bev Noyce (O2) asked if the smoke alarms are still being updated every year. Rick said yes.

The meeting adjourned at 10:30 a.m. The meeting minutes were prepared by Bev Noyce, Secretary.