

Meeting Minutes for the Annual Brian Head Village Homeowner Association Meeting
Saturday July 9, 2015 9:30am

Brian Head Village Homeowners Association
356 South Highway 143
P.O. Box 190055
Brian Head, Utah 84719
(435) 677-2042

ORDER OF BUSINESS WITH MINUTES

- I. **CALL TO ORDER:** The Annual Meeting of the Brian Head Village Homeowners Association was called to order at 9:38AM by Erik Joot. Laurie Wright, President, resigned. Jason Harbadura was not present. All other board members were present.
- II. **PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE:** Notice of meeting evidenced by attendees and proxy votes returned by mail.
- III. **ROLL CALL:** A quorum was reached. 41 members were in attendance and/or responded by proxy. 40 members had to be present to establish a quorum. Three units were ineligible to vote due to delinquent dues over 90 days old. BHV has 82 units, three ineligible voters, and quorum of 51%.
- IV. **READING OF MINUTES:** Rose Marie Pickell made a motion to waive the reading of minutes from July, 2015 in lieu of them being posted at www.brianheadvillage.com. Leslie Hahn seconded the motion. The minutes are posted on our website.
- V. **ELECTION OF NEW BOARD MEMBERS:** All of the board members were up for re-election due to the fact that we did not establish proxy last year. Two positions will be re-elected next year to ensure board continuity during election years. Per HOA bylaw Article IV section 5, all officers have reached the end of their term:
 - A. Erik Joot, President
 - B. Leslie Hahn, Vice President
 - C. Darryl Gariglio, Secretary
 - D. Vickie Hicks, Treasurer
 - E. Jason Harbadura, Member at Large
- VI. **REPORT OF BOARD MEMBERS:**
 - A. ERIK JOOT, President:
 1. **QUORUM:**
 - (a) Erik noted a quorum had been met. The community will be voting on issues.
 2. **PAINTING:**
 - (a) L. Knight Properties has been hired to finish the painting.
 - (b) They are doing a two-step chemical treatment with acrylic sealing. Larry's painting is starting to peel so they'll be fixing that too on buildings A-D.T
 - (c) The final bid came in at \$185,000 but it's a much better paint job

3. DECKS:
 - (a) The composite decking is almost done. We only have P, Q, and O left.
4. DORMERS & ROOF SNOW BARRIERS:
 - (a) There are three roofs that have flat, tin roofs and a snow hazard.
 - (b) **COMMUNITY VOTE: The community voted new dormers this summer:**
 - (i) **Yay: 11**
 - (ii) **Nay: 0**
 - (c) The office will get a snow retention barrier on the roof this summer.
 - (d) The barrier will be a pipe barrier installed to hold snow from sliding.
5. ATTIC INSULATION:
 - (a) The community has agreed to have Scott check into the cost of renting a machine and doing our attic insulation.
 - (b) Mountain building code standard is R19. Most of our buildings are R7.
 - (c) The cost of doing this is very low and should be around \$500 per building.
6. PARKING LOT PROJECTS:
 - (a) The community agrees that paving or chip stoning the parking lot is now the highest priority after we finish painting and stucco repair.
 - (b) We will be putting gravel down this summer in the interim but our goal is to start paving in two summers.
 - (c) Scott is getting bids for gravel.
 - (d) The community agreed to have a land architect come in and see how we can expand the parking area in Phase III. Our access road and part of the old parking lot was on state land. UDOT has refused to fix it.
 - (e) Erik is going to call UDOT and see if they will give us permission to fix it ourselves.

B. DARRYL GARIGLIO, SECRETARY:

1. Local realtors are impressed with BHV and pushing clients to our community.
2. All of our documents are transferred to GoogleDocs and stored there now. This will create a better, more efficient way of transferring our information onto future board members.
3. The website is being updated and rebuilt with GoDaddy hosting it. The current website needs Dreamweaver to edit that. No one has that program so we are updating that.
4. We will be mailing out information request forms to all of our members. We still don't have a lot of valid email and contact phone numbers for everyone.
5. The annual meeting will be moved back to July 4th weekend in 2017. It will be at Saturday, July 1, 2017 at 7:00pm. The meeting was moved this year for three reasons:
 - (a) Vickie was not sure if she'd be able to attend.
 - (b) Darryl was out of town for the weekend and not able to attend.
 - (c) Several members expressed that they don't attend because it takes up that weekend.

C. VICKIE HICKS, TREASURER:

1. Vickie handed out the 2016-17 budget and opened the floor for discussion.
2. There will be no changes or increases to the budget.

3. Two units are being sent lien letters and over 90 days delinquent.
4. Five other units are only two months behind.
5. Unit P2 was a short sale and we waived \$500 to collect on the full amount of delinquent dues. The \$500 was late fees so we did not lose any money in terms of monthly dues.
6. Our revenue is very good. A discussion opened about lowering dues but we still have windows and parking lot issues to address in the future.
7. Our books are up over \$300,000 in the three years this board has been together.
8. Decking and painting is almost done.
9. We are going to look at moving boulders up in Phase III to create more parking space.
10. We are going to check with Mi Pueblo to see if we can rent parking space from them.
11. **COMMUNITY VOTE: The community voted to eliminate firewood for 2017-18 due to theft. Most of the wood is being consumed by full-time residents and renters:**
 - (a) Yay: 10
 - (b) Nay: 1
12. Darryl motioned to have a landscape architect or engineer see how we can use our land around Phase III to expand the parking lot. This will be an estimate and not cost the HOA any money. The motion was seconded by Erik Joot.
134. There will be no changes to dues for 2016-2017:

Unit Size	Dues Effective August 1, 2016
1 bedroom	\$306.00
2 bedroom 1 bath	\$333.00
2 bedroom 2 bath	\$346.00
4 bedroom	\$356.00

D. JASON HARBADURA, MEMBER AT LARGE: NO REPORT.

E. SCOTT NEUHAUSER, PROPERTY MANAGER:

1. Decks look great and are almost done.
2. We have streamlined the laundry room. We have three washers, three dryers, and a folding table will be installed soon.
3. Erik gave Scott information on a new sauna steamer unit. The unit takes water and only costs \$750.00. Scott will order and install it before next winter.
4. We'll be having a welding fabricator come in and fix some of the metal steps. He will also fabricate the snow retention barrier for the office.
5. Our main goals to finish 2016 are:
 - (a) Finish stucco and painting repairs.
 - (b) Finish decks.
 - (c) Install dormers and snow barriers.
 - (d) Order gravel and fill parking lots. Dutch motioned to approve a cap for gravel. The motion was seconded by Greg Hicks.
6. **COMMUNITY VOTE: The community voted to spend up to \$15,000 for gravel without Scott having to seek approval. Anything over \$15,000 will need board approval:**
 - (i) Yay: 11

(ii) **Nay: 0**

VII. **REPORT OF COMMITTEES:** No committees to report.

VIII. **UNFINISHED BUSINESS:** The following points were discussed to clarify our unfinished business:

- A. CHIMNEY SWEEPS: Sweeps are done every odd year so they will be done in 2017.
- B. FIRE EXTINGUISHER: Scott needs to hire someone to do the fire extinguishers this summer.

IX. **NEW BUSINESS:** The following short-term and long-term business goals are still in process.

A. Short-Term Goals:

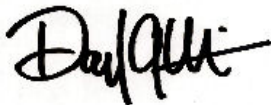
- 1. BBQ pit equipment will be purchased and the pits fixed next summer.
- 2. Scott's main focus for next summer will be to improve the grounds and curb appeal.
- 3. A Saunacore 6kw sauna heater will be installed by next winter.

B. Long-Term Goals:

- 1. Thorough analysis of paving the parking lot using asphalt or tar and chip.
- 2. Continued work on landscaping and curb side appeal.
- 3. Fix weep holes in windows.

XI. **Meeting Adjourned:** With no further action required motion made by Erik Joot and second by Vickie Hicks to adjourn. Motion passed unanimously. Meeting adjourned at 11:31 AM.

Respectfully,

A handwritten signature in black ink, appearing to read 'Darryl Gariglio', with a stylized, cursive script.

Darryl Gariglio, Secretary
Brian Head Village HOA