

Brian Head Village Homeowners Association

Annual Meeting

Saturday, July 2, 2022, 10:00 a.m.

The Meeting was called to order by Rick McGough at 10:00 a.m.

General Greetings – Rick acknowledged the new owners present and introduced the Board members present.

Pledge of Allegiance - All

Opening Remarks - Rick said there's a lot is going on. There are no major projects any time soon other than the new windows, we'll but see what the interest is.

Quorum Establishment, Bev Noyce (50% + 1, 84 units)

- Bev Noyce mentioned the owner roster for confirmation by all present for contact information and then she performed the roll call.
- 19 owners were represented either in person or by proxy. No Quorum was established. A quorum was unnecessary because no measures are to be voted on today. The new owners were welcomed.

Financials, Vickie Hicks

- Vickie passed out the financials, June statement, end of fiscal year, and budget for next year. She asked everyone to look at the base amount. We are doing well. Last year, \$500k, but we put in asphalt and prepaid for ½ the windows. No assessments, no dues raised. Nine years we've gone without a raise in dues. Yeah! We've painted the complex, made roof repairs, installed new dog waste stations, added cement, purchased new picnic tables, etc.
- Scott: Since 2013 we've spent over a million dollars. This year we're doing roofs and windows, another \$150k to spend this year.
- Rick: Vickie has been voracious about saving money and getting the best value. We are more solvent than any other assn. on the mountain. We're proud of our accomplishments. Any suggestions for improvement we welcome. We will continue to do that.
- Vickie asked if there were any questions about the budget. If you need financial info, go through Vickie. We are totally transparent. Any time you need current info, let Vickie know. Rick: Her contact info is on the Web site.

Projects Update, Rick McGough

- We lowered the dues in 2018. We had to negotiate with Brian Head Town, parking, trails, etc. The tradeoff was allowance for snow removal.
- Roof project: It's hard to get contractors; we're chasing vendors now. It's taking longer than we wanted.
- New windows: We started replacing windows last Monday. Will hold off on replacements until next week (after the holiday). Windows are based on size, type. Sorry, but we can't alert owners when they're done, and it will take longer than anticipated. All windows were physically measured because there was so much variation in size.
- Pavement and roofing issues: The roof will be finished next year. Scott said to look inside this meeting room for the finished product (windows). It was asked if the owners are not in their condo, workers need to get to the room to replace the windows; the furniture needs to be a few feet away. Scott does his best to move the stuff around and move it back after the

windows are in. He takes a picture, so please bear with Scott if the furniture isn't in the exact same spot. The windows are the same type as in now but white.

- Fire extinguishers: Scott puts them in a different place. Vickie asked if we're having chimney sweeps this year? Scott said yes.
- Freezing issues: solved. Thermostats: Scott said some were turned off which caused problems. The leak issues were attended to. The main shut-off valves are being replaced as needed. PLEASE set your thermostats to 65 degrees.
- Completed/Ongoing
 - Fire Extinguishers and Chimneys: These are checked every year.
 - Window Replacement
 - Ongoing.
 - Roof Replacement
 - Ongoing.
 - Spa/Sauna: Scott is working on fixing the sauna. This time of the year everybody's busy in St. George. Spa codes: Some work, some don't. If yours isn't working, contact Scott.
 - Signage: Scott is working on that. People are having a hard time finding their unit.
 - Sidewalks/Stairs/Paint: Scott is fixing them as needed.
 - Picnic Tables: The installation is ongoing.
 - Lighting: We're a "Dark Sky" city. Grants are available to replace the lights which we will take advantage of. We want to be good community citizens.
 - We need a posted notice by the trail. People fly down the trail which can be dangerous.
 - Automated Payments: Check with Sheri at Claude Slack's office. No one is in arrears.
 - Freeze-Proofing
 - Done. Ongoing.
 - Remodels
 - Reference was made to possibly placing timers on the lights and spa equipment to properly shut them down when use is discontinued. ACTION: This will be explored.
 - Parking
 - The Board stated that they will look at the issue of placards for distribution and assess the overall need. An owner is having problems with noisy neighbors at the parking lots. Scott still has parking permits. Scott is putting 4x4 posts in. He has to get the location for power/gas before digging. The hole in upper parking has a magnamometer. They will put a cap on it for the sinking earth.
- Planned
 - Looking for upgrades, maintenance, windows ongoing.

General Updates, President

- Discussed earlier.

Open Discussion, President

- Extermination: It was asked about bugs in the units. Most owners are taking care of the problem themselves. Scott has a hard time accessing some of the units because he's not allowed in. He needs to be able to access the units when needed to do his job.

- Rick: We need to be more advanced. We will look at energizing the Website to be more interactive. Someone wanted us to pump out emails to owners. Rick will look into setting up Zoom so that owners who can't make it to Brian Head for the meeting can attend virtually.
- It was asked about signed parking. We are going to have placards if someone has a lot of cars. Scott will distribute. We need placards so we know who is staying where for snow removal, etc. Cars need to be out of the way when snow needs to be removed, and the owners need to be contacted. The only way we can do that is for everyone to place a sign in their car window.
- A comment was made that the 'N' building dumpster is eating up the parking spots. Can we move the dumpster? Scott said the city moved it there, so we can't park there. We don't have enough parking spots. Why is there gravel there? Scott said he didn't bid for that area. Rick: We tried to work with the restaurant next door to get it all paved; they couldn't afford it. Scott: We lost 10 parking spots when we repaved, thanks to UDOT and Brian Head Town.
- It was asked about improvements on units this summer. Some owners want to renovate, get codes, and other info. Talk to Scott. An owner asked about bids, replacement, etc. Go to Town Hall. You must get a license to rent out your unit. Brenda: Some rental management companies do everything for you.
- Suggestion: Email, monthly newsletter? Website, tips. Looking for more communication. ACTION: Rick and Bev will work on that.
- Rick: If there are freezes, floods, things falling down, fire, etc., Scott will take care of them. We have had some serious issues that Scott has taken care of.
- Garbage: An owner asked about construction debris. You must take it to the Parowan dump and pay \$5. Do you have to have proof of ownership? No. Cardboard boxes are ok. No appliances. No non-compactible debris.
- Weeds: It was asked about weeds behind building 'M.' Is anyone going to remove those? Scott: I haven't but will look at it. Scott is a good resource. The Web (mybhv.org) has his info if you need anything.
- It was asked about small jobs that need to be taken care of. Rick said there are resources on the Web about it. Scott can take care of bad smoke alarms if he knows about it. Will check. Rick says to check the dates on your water heaters and replace them, if necessary, before an accident occurs. Scott has done such a great job. He knows his units and what's going on in the complex.
- Water stops: The owner is responsible for that. You can have it checked.

There being no further business the meeting was adjourned by Rick McGough at 10:51 a.m. The meeting minutes were prepared by Bev Noyce.