

Brian Head Village Homeowners Association

Annual Meeting

Saturday, July 1, 2022, 10:00 a.m.

The Meeting was called to order by Rick McGough at 10:05 a.m.

Pledge of Allegiance - All

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

- Bev Noyce performed the roll call.
- The number of owners present was not enough to establish a quorum (16 units).

Projects Update, Rick McGough

- **Pipes:** Rick talked a bit about the snow, freezing pipes, and the work Scott's put in has helped.
- **Roofs:** Going forward, there has been some damage to the roofs, flashing. At the 100-foot mark Scott needs someone to come and clear the roofs. The snow buildup at Q and P were the size of a VW, which bowed the roofs. Potential danger. Scott: Five chunks of ice weighed 1,000 pounds/piece. The roof project is still ongoing. Scott will get the current needed repairs done to the roofs. Seven buildings are left to fix roofs. K2 folks need contractors. Scott said it's hard to get people up here.
- **Windows:** There are 9-10 units left to replace the windows.
- **Sauna:** Scott said we have the parts, but he needs to get a contractor to fix it.
- **Building Exteriors:** Scott performed a normal walkthrough, and he'll touch up the exteriors as needed. The structures are still sound. Issue from last year: he needs a lift to fix the chimney flashings on M, N, and O. He'll check all the flashings. There was a structural integrity issue when the buildings were built which is now causing leaks.
- **Bugs:** We're going to recruit an exterminator for building exteriors.
- **Parking Lot:** Looking good. Owners commented on the improvements to the parking lot.
- **Pets:** Renters are not picking up after pets, using leashes, etc. Will discuss measures. It's getting to be a problem. The owners are complaining.
- **Fire Extinguishers/Chimney Sweeps/Entering a Condo:** Scott is installing the fire extinguishers. Chimney sweeps are still cleaning the chimneys yearly. It was asked if we get a warning about entering a condo. Scott said yes, but some owners have not replied. ACTION: Bev will put a note on the Web. Windows: Scott said renters will need to let the windows people in to install them, starting July 11. The job can be completed in 4-5 days. There are no structural modifications, so it's ok to replace the windows. The window company didn't want to put in sliders. It's too expensive, and they would have had to modify the framework.

Rick asked if anyone had any questions. One owner commented that they have no cable. Scott will get on it today. Rick: Dishes didn't get screwed up this year which made everyone happy.

Financials, Vickie Hicks

- Vickie passed out the financials, June 30 statement, end of fiscal year, and budget for next year. End of year is done. No major changes this month. Still solvent. Owe \$15k for windows. Spent \$40k on snow removal last winter. Next year's budget will be fine. No major

projects for next year. Money was spent on windows, roofs, asphalt, railings, concrete, and paint. Picnic tables: Scott says they're in the garage. Scott is working with contractors to fix concrete. Rick: 15 years ago, we started looking at repairs. Vickie came in and looked at what needed to be done. We are Solvent! We have more in reserve. Pavement costs: \$260k. Vickie complimented the owners; everyone is paid up. The parking lot pavement really improves the winter driving and parking conditions. Rick: Worked with Brett and Brian Head Town for easement of the trail. Long-term easement of snow removal because of that. Scott: Parking lot is half the size from last winter because of the pileup of snow. Brian Head Village made an arrangement with our neighbors to store the snow.

- Rick: We might have snow issues every year. An owner asked about cleaning up pet pee. Rick said we don't have to do anything. Let the pets pee in the parking lot if possible.
- Vickie: Every year Brian Head Town raises our rates. If anyone wants to look at financials, let Vickie know. Rick: No penny unaccounted for. Cheers from the group.

Open Discussion, Attendees asked these questions. The President responded.

- Internet access: Are people paying an arm and leg? Rick said our only choice is CenturyLink. Scott said the installation is quite easy. Rick suggested that owners trade passwords with their neighbor just in case there's a problem.
- Do we have extra funds to help Scott? Vickie said yes, we have those. Vickie and Rick are on top of it.
- What is going on with the restaurant next to Building M? Rick said the planning commission has approved running ATVs and snowmobiles out of it. Rick complained about possible noise, potential problems. Brett from Brian Head Town is in touch with Rick.
- When is the new town going to be built north of Brian Head? Rick said they're working on it; it's located where the fire was.
- Water in basements? Rick: Maybe we need to look at the foundations for water issues. Scott is working on it. The sump pumps are running well. The soil is sloping into the foundations; this could cause problems in the future.
- How do we stop illegal cars from parking in our lots? Scott: We really can't do anything about that. People are parking where they shouldn't.
- Building Q: Woodchucks are everywhere. Do they damage the buildings? Rick: Maybe exterminator has some ideas. Spray is not harmful to humans or animals. Scott: Can't bait wildlife. Plug up holes? Has there ever been a problem? Scott said he hadn't heard anything. In the Office/Spa building they live under the woodshed. Kat: Shouldn't leave food in unit when not there. Throw out all your trash.
- Any issues, please let Rick and Scott know about it so we can stay on top of it. Ex: freezing pipes; they identified the problem and fixed it.
- Would like to know about meetings a month in advance. Rick owns that problem. Will notify in advance the next time.
- Vickie: When do we want the next July meeting in 2024? Rick said Sat. July 6, 10 am. Rick wants to have the meeting the Sat. before the Fourth of July.
- Building J: Remodel problems. No drain on water heater. Not sure what's going to happen. Talked to a plumber. They don't know what to do. Scott will try to help figure it out. Rick: Check the drains on a unit-by-unit basis. A lot of units have not replaced their heaters for many years.

The meeting was adjourned by Rick McGough at 10:55 a.m. The meeting minutes were prepared by Bev Noyce.