

Brian Head Village Homeowners Association

Annual Meeting

Saturday, September 27, 2025, 10:00 a.m., Brian Head Town Hall via Zoom and in person

The Meeting was called to order by President Rick McGough at 10:02 a.m.

Pledge of Allegiance - All

Zoom/Attending Roll Call/Quorum Establishment, Bev Noyce, Secretary (Quorum Necessity: 50% + 1 of the total eighty-four (84) units)

- Bev Noyce performed the roll call. It was determined that no quorum was established, given that only seventeen (17) units of forty-three (43) necessary were represented. Since there were no matters before the members for voting, the meeting continued.

Financials, Vickie Hicks, Treasurer

Vickie passed out the financials—the June statement (which is the end of the 2024-25 fiscal year) and the projected budget for the 2025-26 fiscal year. If anyone has questions regarding the finances, please contact Vickie.

• **Current Financials:**

- Discuss 2024/25 Budget
 - Vickie updated details of the BHV Reserve Account. We have \$180k in the bank. She went over the financials and budget. We want to build the reserves more. If anyone has questions, please let Vickie know.
 - John Vigrass asked a question about our cable TV. Vickie said we use Dish. We have \$21,500 budgeted for next year. We have satellite and wiring to the units on each building. Rick: We have talked about replacing our existing satellites, but this requires further discussion among the board members. We've talked about Starlink in the past. South Central hasn't made any plans to cross the highway.
 - Vickie: Our reserves have depleted quite a bit due to several large projects i.e., roofing, windows, parking lot paving and some unexpected repairs. We are truly capitalized for the monthly expenses.
 - It was reiterated that the majority of HOAs in the area charge dues amounts quite a bit in excess of our current rates. We are not contemplating raising the dues requirements in the near future. As with all things, pricing, services and general development needs is something that will always be reviewed but again, no emergent need currently exists to address this item. Rick related that quite a few local associations have automatic five percent (5%) increases annually as well as leverage special assessments for any undertaken projects.
 - It was reiterated for the record that our Treasurer Vickie's does an amazing job overseeing the financial wellbeing of the BHV HOA.

Projects Update, Rick McGough, President

- **General:**
 - Rick mentioned that some individuals have asked about the order of various projects, i.e., how the order of buildings is arrived at. He stated that with any project we start at one end of the development and move toward the opposite end. In the past there have been projects that took some time to make their way to the buildings at the south end. Rick has discussed this with Scott with the suggestion of mixing it up now and then. Case in point, the roofing project commenced at the south end and is making its way north. Obviously, the existence or emergence of any specific or critical need plays a role in the planning of the phases.
- **Completed:**
 - Spa repairs. The spa is old, but we're keeping up with repairs. Rick reminded everyone that the development in many places is around fifty (50) years old and Scott does a phenomenal job in keeping a great many things operational.
- **Ongoing:**
 - Roofing project: There are a total of seven (7) buildings remaining in this project. As it has been in the past, identifying and obtaining contractors for the mountain proves formidable at times. Rick is working with Scott and will provide an update as to the remaining buildings and the timeline for continuing/completing the project.
 - CC&Rs: Rick referenced the Association's CC&Rs and the need to have them updated. He has previously researched some law firms to do this but encountered a variety of issues that need to be addressed. This initiative is ongoing.
 - The parking lot re-seal is ongoing.
- **Planned:**
 - Back Stairways: An issue with one building in particular was brought to our attention. The stairway was severely damaged and in dire need of repairs. A contractor was called, and this item was remedied in short order. This resulted in an overall review of the stairways for each building to identify any critical needs as well as to assess the need to address all these areas. As of now Scott is assessing the needs, identifying a contractor and we expect to proceed with this project as soon as possible. Any structural issue with the stairways will be examined--and where qualifying damage is evident--all necessary measures will be undertaken to repair affected areas. Additionally, as part of the project we will replace the dilapidated wood steps with the Trex composite materials that are currently in place on the front steps and porch areas of each building.
 - Paint pop-outs and fascia areas: Rick discussed that a review of all buildings resulted in the assessment that outside of minor touchups the paint on each is sound. However, we are currently looking to address all fascia boards and popouts on each building as a need was identified.
 - General maintenance: We're trying to stay on top of it as much as we can. All owners are encouraged to report any damaged or dilapidated areas in need of attention. All reported matters are discussed among the board and assessed for viability and any attached urgency.
 - Renters: Rick wanted to clarify something. He has been told in the past that he is anti-renter. He stated that he is not anti-renter but rather anti-"bad" renter. It needs to be stressed that any of the cited issues do not emanate from owners. There will occasionally be exceptions, however, that these are typically remedied in an orderly and rapid manner.
 - Renters are welcome here, but we do have some rather far reaching and bizarre issues we have had to deal with.

- Exceeding the human capacity of the unit,
- Renters vomiting over the railing onto lower balconies,
- Potential assault issues,
- Dog feces scattered all over the property.
 - Certain owners only perform perfunctory inquiry to their renter and essentially let Scott know that nothing can be done and it's our issue.
- Garbage stacked up by the office rather than placing it in the dumpsters.
- Scott receives calls in the middle of the night for a variety of issues, lockouts, laundry and unit location, etc.
- An owner--after being notified of their renters taking glass into the spa area--claiming there's no notice about glass in the spa. There are two (2) very noticeable signs.
- Inebriated renters,
 - Banging on neighbors doors in the middle of the night.
 - Ripping the cameras off the spa wall and destroying them.
- Broken glass in the spa is an issue. This requires full draining of the spa, cleaning, disinfecting, and refilling it.
- Once being notified of an issue being on tape, one owner countered that the video taping of anyone within the spa area is a violation of rights.
 - This was previously clarified under separate cover that individuals in public spaces have no expectation of privacy under Utah law.
- One renter could not get the timer for the spa to activate and rather than seek assistance, physically beat the timer off the wall effectively destroying the timer.

In essence, bad renters are not good.

- Scott: Homeowners don't have anything to do with renters because they go through their property management companies. Owners might want to know who is renting their unit. Is it a bunch of kids? Adults? Who are you renting to? Scott suggests that you please investigate it.
- Rick: The owner sets the prescription, guidelines, age limits, pets, limits.
- Scott: The homeowner should ask how many people there are in a unit. Some renters cheat with the number of people staying there. Though guidelines are set, Scott's not sure they are followed.
- Rick: Agencies may not pay close attention to that. It's a personal issue. We don't report things because we're not on location. Scott has contacted people and has had to go to great lengths to report it. All homeowners need to make sure we keep the place sound; we're not the condo police.
- Patreen Drewe said she has a Ring at her condo. If there are too many people, she can see them walk in the door, but if there are internet issues, Ring goes down. The management company works with her.
- Dogs. We're continuing to receive reports of dogs defecating on the grounds. In the summer, it's everywhere. Rick stated that he was hoping that these things would be taken care of, but it's still an issue.
- Storage on porches. It has been clarified in the past as to what items can and cannot be stored in specifically designated places. Several admonitions have been communicated with the items being improperly stored remaining in their current locations.

Open Discussion, President and Attendees.

- An owner commented on the back stairways asking if the snow that accumulates behind the building, proximity to the stairways, could and/or will be removed? Rick acknowledged the potential accumulation of snow in these areas. It was further stated that the matter would be discussed.
- **Critical Item:** It was referenced that often the property management companies representing owners unilaterally change the locks on the doors, thereby presenting serious issues with unit access. Items such as cleaning crews, access to address standard items such as fireplace flu cleaning, fire extinguisher updates, cable issues, etc., are thereby prevented from being accomplished.
 - **Critical Note:** In addition to the standard items previously listed, the occurrence of any high impact issues, i.e., flooding, water heater damage, fire, frozen pipes, etc., would suffer inordinate delays in the access to the unit or units in question to address any emergency issue. We will attempt to work out a viable solution in these areas and seek a balance between our needs and those of the rental agencies.
 - In the interim, we encourage all owners who rent to contact their respective rental agencies to ascertain what is done in other developments as well as potential solutions specific to Brian Head Village.
- A question was raised as to the status and future plan for the replacement of the roofs remaining from the previously initiated project. Rick will provide an update on this item in the near future in a statement insert memo. As previously noted, despite our desire to complete this project, the securing of an appropriate contractor has proven difficult to say the least. Scott is currently sourcing the necessary assistance.
- Vickie wanted to reiterate to the entire ownership group that this year has proven very difficult regarding the attitude and communication tone from some owners and renters. It was stressed that we are volunteers and owners as well, and therefore, we care about not only our investments but those of our fellow owners. Rick asked that when reporting something, don't assume we are aware of the existence and speak in a condescending or rude manner. We aren't here all the time, and therefore we must rely on the observations and input of our fellow owners regarding existing and emerging issues. A great example is the previously cited issue with the back stairways. These haven't been ignored; we simply didn't know that there was a problem. Rick stressed that being an owner for over twelve years he has used the stairs from his unit maybe twice. If we have somehow conveyed the image that we don't care or ignore any surfaced items, we assure you that is not the case.
- New Board Member: John Vigrass has volunteered to become a member of the Board. All in the audience agreed and clapped. Rick conceded that the previous letter he sent may have appeared to be a bit harsh, but in reality, it was simply a phrasing of the level of frustration at the apparent accusations regarding our concern and attention to matters.
- Firewood: Rick noted a message from an owner voicing displeasure regarding the firewood fees. He further stated that the cost of the firewood has always been embedded in the overall dues structure. He admitted that the singling out of this fee last year was done to potentially lessen the overall impact of the increase in dues. Well intended, he submitted but ultimately failed in its intent. He promised to not stir things up again.
- An owner raised a question pertaining to the former Mexican restaurant building toward the south end of the development. As a reminder, the building had been approved for an ATV/Snowmobile business several years ago. Bret Howser, City Manager for Brian Head provided an answer. He stated that the business entity who had received approval never commenced operations. He further added that their previously approved use permit had expired, and there has not been any additional discussion relating to that building since that

time. Rick added that there was some talk a while back between the owners and one of our unit owners for a possible purchased but nothing ever came of that as well.

- Website: Rick reiterated a desire to enhance/revise the BHV website to make it more functional, informative, interactive and value added. This will continue to be discussed and explored.
- Possible Cable Replacement: Owner Craig Bullock referenced Starlink which is owned by Elon Musk. While we are not aware of the full potential for utilizing this service, we definitely want to explore all options that would improve and enhance our current video and internet offerings. It was mentioned that the services are becoming more affordable, but again, the full content and capabilities would have to be explored. Further information will be communicated as this develops.
- Annual Meeting: Vickie Hicks, BHV Treasurer made reference to the annual meeting by way of this time of year and that it appeared to be optimal for those wanting to attend as well as not infringing on valuable dates that might hamper critical rental periods, i.e., Fourth of July etc.
- Annual Meeting Also: This meeting was the first to utilize the Zoom technology aimed at increasing participation and input. Rick stated that to the extent it was used was very successful; however, the resulting attendance via that channel was less than we would have liked. Given the potential associated with this technology, we truly see using it moving forward.
- Vickie Hicks made mention of the weather and this time of year and how perfect it was for the meeting as well as people being able to enjoy the seasonal changes.
- Fireworks/Drone Show: A brief comment was made regarding the two events, July 4 and July 24th wherein the two items were utilized. The fireworks show was on July 4th, and the drone show was on July 24 in celebration of the 50th anniversary of Brian Head. Rick made comment that the drone show was exceptional, innovative, and very well received. On a personal note, he stated that he would prefer the drone show over the fireworks every time as it truly impacts pets. Bret Howser quickly stepped to the microphone and pointed out that the fireworks cost \$15,000 and the drone show is \$50,000. It was noted that there is an assumption that the price will continue to come down for products such as these.

SPECIAL THANKS

The Board would like to express its profound appreciation to Bret Howser, City Manager and John Vigrass, BHV Owner. Bret was extremely generous in allowing our annual meeting to take place in their truly remarkable chambers as well as using their Wi-Fi for the conduct of the Zoom feature. John Vigrass was kind enough to provide his Zoom account for our use during the meeting. We are extremely grateful to both. Without either of them, this meeting would not have been possible or anywhere nearly as successful.

Meeting Adjournment/Next Meeting:

The meeting was adjourned by Rick at **11:46** a.m. The meeting minutes were prepared by Bev Noyce, Secretary and Rick McGough, President.