EDELWEISS HOMEOWNERS' ASSOCIATION Annual Meeting

October 6, 2017 - 3:00 pm MST

In Person

David Cushing - E102, E114
Karl & Michelle Paulsen - E115
DeRay Culley - representing Marcia Price E118
Chris Timothy - E219
Karen Hill - E220
Carolyn Young & Kip Hard - E224
Shane & Meg Kemp - E307
Hillary Williams - E308
Gemma Lenard - E409
Diane Harrell - EWH
Dorothy Lawyer - EWL
Daimon Bushi - EWM

On Telephone

Patricia Tehrani - E222
Richard and Ellen McBride - E305
Greg & Katie Wiest - E306
Carol Silverman - E410
Greg Hagerman - E411
Susan Norgren - EWE
Wayne Best - EWG
Jon Kirsch - EWJ
Curtis & Susan Lightner - EWK
Chris Faris – EWN
Brad Carpenter – EWO

Via Proxy

Lynn Butterfield & Bob Merrill - E116 - assigned to Dave Cushing Steven & Jana Brownell - E204 - assigned to Hilary Williams Jeff & Karen Shabel - EWA - assigned to Carolyn Young Timothy & Kim Ward – EWC - assigned to Hilary Williams Bill & Michelle Grant – EWD – assigned to Hilary Williams Patricia Harwood – EWF - assigned to Hilary Williams

Representing Park City Lodging

Rhonda Sideris - President Jeanne Lehan - HOA Accounting Brad Bowdle - Director of Maintenance Jim Enochs – Maintenance

- I. Roll Call was taken and a quorum was established. 30 owners are represented for a 66.67% representation.
- II. Meeting was called to order at 3:10 pm

III. REVIEW AND APPROVAL OF 2016 MINUTES

The 2016 annual meeting minutes were sent out last year and posted to the owner's website: www.parkcitylodging.com/mgmt/owners-area/hoa-blog. A call was made for any comments or questions from the floor.

<u>Hilary Williams made a motion to approve the 2016 annual meeting minutes. Diane Harrell seconded the motion.</u> All in favor. Motion carries.

IV. OLD BUSINESS

a. Maintenance Recap - Brad Bowdle

- An electronic lock was installed on the ski locker room to allow 24 hour access. Each owner gets an individual code for tracking entries. The owner's code will be invalid when the property is sold.
- There was a ground water leak in Building C/unit D. The leak came up from the storage area between the foundation wall and the slab. Deck and some interior were damaged. This was repaired and is now sealed.
- The boiler pipes in Building C basement were insulated to mitigate the heat issues reported by unit A and others. Boiler pipes in building B were also insulated.
- There were several boiler issues where control boards and circulating pumps had to be replaced.
- Almost \$2,000 of repairs were done to the spa boiler. The control system was old and needed replacement.
- Six new chaise lounges for the pool were purchased.
- The leaking main water line in Building C, running from unit D down through C, B and into A has been replaced. Other units were inspected and it was found that it was just this one section that failed.
- Water leaks were found in the hallway ceiling of Building B first floor. The pipes have been repaired.
- The Building A culinary water circulation pump was repaired.
- Boiler repairs and pump replacements cost approximately \$6,000 to \$7,000.
- There were two roof leaks in unit F. One leak was in the kitchen area, which was the culinary water line. Another leak was in the master bedroom which was repaired in the spring.
- The common area restrooms were updated with new sinks, flooring and paint.
- New lights were installed in the conference room.

An attendee asked who pays for the roof repairs causing the leak into unit F. Rhonda Sideris reported that the HOA pays for these types of repairs due to a faulty roof jack.

b. Capital Project Update - Brad Bowdle

The replacement of the concrete stairs in Building C is the big project for this fall. All the stairs, including the mid-landings (the 4-foot x 6-foot sections) will be replaced. The treads are pre-cast concrete and will bolt in the brackets, so if one is damaged the stair tread can be taken out and replaced. The landing will be the same material as the tread, but will be in longer pieces stacked together to make the landings between the two stairwells. The contractor has started to put together the scope of work and is expected to begin the middle of November, the project is forecast to last about three weeks.

An attendee asked about replacing the railings. Brad Bowdle reported that the existing railings will be re-used, with the addition of a couple of pieces.

An attendee asked if this the same contractor that repaired Building A. Brad Bowdle reported that it is not the same contractor.

Jon Kirsch asked about a warranty on the wood stairway that was repaired several years ago because the wood is starting to deteriorate. He wondered if a metal strap could be placed in front to reduce wear and if stainless steel screws were used. Brad stated the contractor used stainless screws on the repairs that they did but that changes to the design of the stairs is not allowed by the City. The stairway is too narrow to meet code and all that can be done is repairs with like-kind materials. Brad noted that the structure underneath is in good shape and the wood will be an ongoing maintenance issue.

c. Board Update - Hilary Williams

HOA President, Hilary Williams noted that the Board and owner Karen Hill were heavily involved in sourcing materials and meeting with contractors for the restroom remodel. The original estimate was \$36,000. The Board budgeted \$13,000 based on taking a role in hiring contractors and buying some materials directly. The actual amount spent was \$10,000.

Security cameras were installed in the pool and courtyard. Recordings are triggered by motion sensors and there was one occasion that the tapes had to be reviewed last winter. Brad Bowdle stated that installation of a security camera in the office area is under consideration by the Board.

Chris Timothy inquired if there were any disturbances at the property during the July 4th holiday. Hilary reported there were no incidents. Additional signage about rules was posted around the pool and a notice was sent to owners before the holiday. Rhonda reported that the long term tenants that caused problems in the

past are no longer at the property. She reminded owners that illegal activities should be reported to the police.

Hilary Williams reported that several new wi-fi access points were installed to improve service. Carol Silverton thanked the board for this effort and stated that their wi-fi is much improved.

The property has received three notices from Comcast that someone is illegally downloading movies through the Edelweiss IP address and if this continues they will shut down service. Brad has been working with Blue Rim to identify the port being used. Blue Rim can monitor the access points to see where the most data is being drawn and they hope that it can be narrowed down.

Katie Wiest suggested changing the wi-fi password. Hilary Williams stated she thought changing the password on November 1 would be a good preventive measure. PCL will send a notice to owners when the password is changed.

Brad Carpenter asked if there is currently a restriction on other streaming services, like Netflix. Rhonda stated that there is no restriction on streaming but that there is a set amount of bandwidth shared at the property that slow down during times of peak occupancy. A discussion followed about increasing the bandwidth and Brad Bowdle stated that the limitation is the hardware.

d. Front Desk

Rhonda Sideris reported that since the beginning of the relationship with Edelweiss Haus, Park City Lodging has staffed the front desk at no cost to the HOA. PCL gave notice to the HOA Board last year that front desk staffing would be reduced to the 2016-17 winter season only. The number of nightly rentals managed by Park City Lodging has dropped to a point that paying for front desk staff no longer makes sense financially for the company.

Carolyn Young stated the board discussed staffing the front desk and found it would not be effective since it is rarely used. She noted that an electronic keypad could be installed to allow access for luggage storage and to use the computer. A security camera could also be installed.

Ellen McBride commented that the room to store luggage while waiting for transportation is a good idea and that a coin machine and soap machine could be added to the laundry room. She suggested that parking passes could be sent to owners for distribution to renters. She does feel that an on-site person is a good idea for at least a few hours each day.

Greg Hagerman asked about the cost to staff the front desk from Christmas through mid-March for 8 hours per day. Rhonda reported that it cost Park City Lodging approximately \$15,000 for staffing last winter season. Greg commented that if the HOA absorbs front desk staffing expense it would cost each owner

approximately \$30 per month. An attendee asked if staffing the front desk benefits Park City Lodging and Rhonda Sideris reported that they only manage seven nightly rentals and when they first took over they managed over half the project. When the economy changed, owners started renting themselves through VRBO or changed to long term rentals for guaranteed income.

Carolyn Young stated that she has been an owner for many years and in the past almost everyone used the property manager to rent until companies like AirBnB and VRBO became popular.

Gemma Lenard stated that she has owned an Edelweiss unit for 30+ years and her unit was in the rental pool but is now occupied long term. She wondered who will police the pool for glass if there is no on-site desk. An attendee stated that all owners must bear responsibility for keeping Edelweiss safe. Carolyn Young asked owners to provide plastic or paper cups in their condo for use at the pool.

Ellen McBride proposed that the HOA contract with Park City Lodging to provide front desk services for ski season, hours to be determined. The cost is approximately \$15,000 and Park City Lodging would staff the front desk until 5:00 or 6:00 pm.

A motion was made to contract Park City Lodging to staff the front desk for 90 days during ski season. Motion was seconded.

An attendee asked how many units are in rental. Jeanne reported that there are 10 long-term rentals and approximately five owners live at Edelweiss so that leaves about 30 units doing nightly rentals. Rhonda reported that staffing the front desk during the daytime is important to facilitate questions that arise during the check in/out process.

Chris Faris asked about the responsibilities of the front desk staff. Rhonda stated that the desk employee patrols the property at a different time than maintenance does, they distribute parking passes, and act as a concierge. An attendee added other responsibilities such as: providing change for the laundry, assistance with the lobby computer/printer and reporting maintenance issues to PCL. She asked if the staff assists renters of units that Park City Lodging does not manage. Rhonda clarified that they answer questions and provide concierge service for anyone who stops in.

The motion was tabled until after the financials are reviewed.

V. NEW BUSINESS

a. 2017 Financials/2018 Budget - Jeanne Lehan

As of 8/31/17 the HOA has \$99,000 cash in bank. The HOA will owe \$51,000 for the concrete stairway final payment, leaving \$20,000 in reserves at year end.

The 2017 forecast was presented. Fire Sprinkler maintenance is \$3,400 over budget due to \$2,000 repairs and the cost for responding to alarms. Property tax for the HOA owned apartment and office went up approximately 50% from 2016 to 2017. The increase is not a rate change but is based on increased property valuations from a large number of recent sales at the property.

The forecast for 2017 Net Ordinary Income is a (\$6,000) loss versus a budgeted (\$2,600) loss.

Due to the acceleration of the Building C stairway replacement, 2017 reserve expense is forecast to be \$110,000 versus budget of \$21.200. This project was on the reserve study for completion in 2018 so was done a year early.

The 2018 reserve contribution budget is \$33,439 which includes \$8400 in expenditures with the balance going into reserve savings. Budgeted expenditures include: \$1,000 to complete asphalt seal coat and restriping; \$2,400 replacement of one pool pump; \$2,000 pool furniture (2 tables, 8 chairs); \$3,000 replacement two sauna heaters. Rhonda reported that Utah law requires an HOA reserve update every five years, and Park City Lodging reviews all assets annually to update the study.

Jeanne reported that with no dues increase or assessment the reserve balance will increase by \$25,000 during 2018. The goal is to have 20% of operating budget, about \$60,000, in the reserve account. The \$25/month dues increase and \$300 assessment options will increase reserves by \$39,000. The \$50/month and \$600 assessment options will increase reserves by \$52,000.

Carolyn stated that the board supports the \$600 assessment option. The assessment would be in two installments, \$300 on 1/31/18 and \$300 on 7/31/18. An attendee asked if there will be another assessment next year. Carolyn responded to this question stating that one of the reasons the board recommends the \$600 assessment is to bring the reserve account to a point where it is comfortable. The next major project the HOA anticipates is replacing the entry doors on the Buildings A and B and would eventually like to install keypads. The windows on south side need better insulation or tinting.

Ellen Carpenter proposed increasing the assessment to \$900 and allow owners to pay in two \$450 payments. A discussion followed about dues increase versus a one-time assessment.

Daimon Bushi suggested examining ways to save energy to reduce expenses. Rhonda reported that low flow shower heads and faucet aerators were purchased by another HOA and made available to owners at HOA expense. A discussion ensued about the placement and benefits of adding solar panels. Rhonda stated that she can solicit solar bids from the company that she worked with on Park

City Lodging's building. She is also not sure if the credits would apply to a multi-unit dwelling.

Ellen McBride made a motion that budget be adopted as presented and that the \$900 assessment of two payments be adopted, which would include the front desk. Carol Silverman seconded the motion.

Jeanne reported that there are 19 of 30 votes present in the room, including proxies.

A vote by show of hands was called. Motion failed.

Daimon Bushi made a motion for a \$50 per month dues increase. Shane Kemp seconded the motion. A vote by show of hands was called and each person on the phone provided their vote verbally. Motion failed.

Greg Hagerman made a motion to adopt a \$600 assessment, made in two payments. Carolyn Young seconded the motion. A vote by show of hands was called and each person on the phone provided their vote verbally. Motion carries.

b. Meeting Date

The 2018 meeting date will be held on Friday, October 5, 2018.

c. Board Election

All seats on the Board are for a one-year term. Chris Faris, Susan Norgren, David Cushing, Hilary Williams and Carolyn Young are the current board members. No applications for the Board were submitted.

Ellen Carpenter made a motion that the current board members be re-elected. The motion was seconded. All in favor. Motion carries.

d. Other

Ellen Carpenter made a motion that the front desk remain open during the ski season, hired by Park City Lodging at the HOA expense, of which \$15,000 is the estimated expense for 8-hours per day. The expense is \$333 per year, per owner. Carol Silverman seconded the motion. Motion failed.

A discussion followed regarding installation of an electronic lock for the office to allow guests use of this area while waiting for transportation and for luggage storage after check-out. Rhonda suggested signage that states the HOA is not responsible for lost or stolen items. It will be monitored by video camera.

Dorothy Lawyer expressed concerns about second hand smoke at the property and inside her condo. Rhonda explained that the property is smoke free per Utah law governing public buildings but a person can't be restricted in their own home. Rhonda Sideris reported that the last opinion they received from the HOA

attorney was that the HOA cannot dictate what happens inside a privately owned condo. One owner can sue another owner for damages but the HOA is not involved. Carolyn asked Rhonda to consult the attorney again to see if the law has been revised.

Wayne Best suggested that the hot tub remain open year-round. The Board approved extending the summer closing date from Labor Day to September 30th and based on cost to provide maintenance and open/close service during the slow season it is not an expense that is budgeted at this time.

Carol Silverman motioned to adjourn the meeting. Diana Hagerman seconded the motion. All in favor. Motion carries.

Meeting adjourned at 5:35 p.m.

Respectfully submitted,

Beth Kapp 435-640-7462

Edelweiss Haus Homeowner's Association Balance Sheet Comparison 2012-Current 2017

CURRE	CURRENT ASSETS	12/	12/31/2012	12/31/2013	12/31/2014	12/31/2015		12/31/2016	YEAR TO DATE 8/31/2017	DATE		
1020	1020 Checking Account	69	23 706	\$ 10.626	S 2 434	4 \$ 5031	+-	11 734	4	16 770		
1025	Savings Account	69	39,720		83	11	+	16 821		8 873		
1030	1030 Reserve Checking	69	23,354	۱"٬	69	69	+	103 909		_	Joec C51K final claim	
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1501	1501 Accounts Receivable-Other	49	10		s,	69	69		₩	٠		
12000	12000 Undeposited Funds	69	478	\$ 577	69	69	69	1,170	()	•		
	SUBTOTAL Current Assets	4	92.525	\$ 73.192	\$ 102.504	4 \$ 278 691	- C	140 206	4	404 006		
FIXED ASSETS	SSETS			1		L	+-	200		960,		
1701	1701 Leased Wi-Fi Equipment	69	11,372	\$ 11,372	\$ 11,372	2 \$ 11,372	2	11.372	69	11.372		
1820	1820 Common Area & Condominium #200		225,888	\$ 225,888	2	\$ 2	89	231,406	2	231 406		
1821	1821 Internet Routers	ш	9	9		69	69	3,691	69	3,691		
1825	1825 Accumulated Depreciation	\$	(125,667)	\$ (125,667)	\$ (125,667)	(161,689)	₩	(170,844)		(170,844)		
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OTHER ASSETS	ASSETS						-					
1805	1805 Prepaid Expenses	69	1,339	\$ 1,568	\$ 1,484	1 \$ 1,722	8	1,871	€9	1,863		
1810	1810 Prepaid Insurance	69	1,184		\$ 785	5 \$ 785	\rightarrow	794	8	1,232		
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	SUBTOTAL Other Assets	10	2,523	\$ 4,810	\$ 2,269	\$ 2,507	8	2,665	•	3,095		
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2005	2005 Accrued Expenses	65	4.377	\$ 5,211		69	69	5.916	45	'		
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4001 Reserve Fund Contribution
4005 Special Assessment | 4006 Finance Charge Income
4007 Interest Income - Savings | 4010 Rental Income/Condo #200
4012 Rental Income/Storage | 4013 Rental Income/Meeting Room 4014 Laundry/Vending Income 4400 Miscellaneous Income | Total Income | CAPUISES
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5008 Window Rehate-owners | The state of the s | 0 Boiler Maintenance & Kepair | Boiler Maintenance & repair Snow Removal Landscaping | 10 Boiler Maintenance & Repair
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20 Landscaping
25 Pool/Spa Maintenance | 10 Boiler Manitenance & Repair
15 Snow Removal
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Deductible 62 Bank Charges 13 Meeting Room Expense 70 Legath-Tokessional Fees 10 Property Taxes 10 State Taxes 10 | 110 Bouter Maintenance & repair 115 Snow Removal 20 Landscaping 25 Poou/Spa Maintenance 30 Office Expense 30 Office Expense 30 Office Expense 41 Security 42 Fire Sprinkler 43 Natural Gas 56 Electricity 55 Water 60 Trash/Recycling 55 Sewer 70 Cable 70 Cable 71 Cablone 72 Telephone 73 Insurance - Deductible 95 Board of Director Compensation 96 Bank Charges 97 Insurance - Deductible 95 Bank Charges 97 Insurance - Deductible 98 Bank Charges 99 Bank Charges 90 Insurance - Deductible 99 State Taxes 10 Property Taxes 90 State Taxes 90 State Taxes | 110 Bouler Maintenance & repair 115 Bouler Maintenance & repair 120 Landscaping 120 Landscaping 125 Pool/Spa Maintenance 330 Office Expense 330 Office Expense 335 Capital Improvement 41 Security 42 Fire Sprinkler 45 Natural Gas 56 Electricity 55 Water 60 Trash/Recycling 55 Sawer 77 Cabbe 63 Sawer 78 Internet 60 Trash/Recycling 55 Sawer 60 Trash/Recycling 55 Sawer 78 Internet 60 Trash/Recycling 55 Sawer 79 Cabbe 63 Sawer 78 Internet 60 Trash/Recycling 55 Sawer 70 Cabbe 63 Sawer 78 Internet 60 Trash/Recycling 52 Sawer 78 Sawer 60 Trash/Recycling 52 Sawer 60 Trash/Recycling | 110 Bouler Manitenance & repair 115 Shouk Removal 120 Landscaping 125 Poou/Spa Maintenance 130 Office Expense 130 Office Expense 130 Office Expense 136 Capital Improvement 141 Security 142 Fire Sprinkler 145 Natural Gas 146 Natural Gas 146 Dectricity 145 Natural Gas 146 Dectricity 147 Telephone 148 Natural Gas 148 Natural Gas 148 Natural Gas 149 Office Spense 149 Cash Property 141 Security 141 Security 142 Fire Sprinkler 143 Natural Gas 145 Sewer 146 Dectricity 147 Telephone 148 Board of Director Compensation 148 Board of Director Compensation 148 Board of Director Compensation 149 Insurance - Deductible 149 Insurance - Deductible 149 Insurance - Deductible 149 Insurance - Deductible 158 Board Charges 158 Boark Charges 168 Boark Charges 178 Meeting Room Expense 169 Chargestation Expense 160 Depreciation Expense 160 Insurance Expense 160 Depreciation Expense | 5010 Boiler Maintenance & Repair 5015 Snow Removal 5020 Landscaping 5025 Pool/Spa Maintenance 5035 Captal Improvement 5030 Office Expense 5035 Captal Improvement 5041 Security 5042 Fire Sprinkler 5042 Fire Sprinkler 5045 Natural Gas 5050 Electricity 5055 Water 5060 TrashRecycling 5055 Water 5060 TrashRecycling 5055 Sewer 5060 TrashRecycling 5077 Telephone 5077 Telephone 5078 Insurance 5080 Laundry/Vending Expense 5080 Laundry/Vending Expense 5081 Bank Charges 6000 LegaProfessional Fees 6000 LegaProfessional Fees 6020 State Taxes 6020 Miscellanous Expense 6040 Miscellanous Expense 6040 Miscellanous Expense | 110 Bouter Maintenance & Repair 115 Show Removal 20 Landscaping 25 Poou/Spa Maintenance 30 Office Expense 30 Office Expense 30 Office Expense 41 Security 42 Fire Sprinkler 42 Natural Gas 56 Electricity 55 Sewer 70 Cable 77 Cable 77 Cable 77 Cable 78 Internet 80 Laundry/Vending Expense 80 Laundry/Vending Expense 91 Insurance - 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CATEGORY	Q	LOIS EDELWEISS HAUS RESERVEST OUT FUND ANALTS IS U/L* RU/L* AVG.	U/L.	NU AWAL	RU/L** AVG. COST	2018	2019	2020	2021	2022
ROOFING	豆	Flat Roof - TPO - Bldg A Replace	25	14	19,475	1,298	1.298	1.298	1.298	1.298 PAGE 3 A
	104		25	14	36,100	2.407	2.407	2.407	2.407	
	104		25	18	33,725	1,775	1,775	1,775	1,775	1,775
DAINTED CLIBEACES	201	Stucro & Conreste Surfaces-Repaint	5	rr	71 225	17 RN6	17 806	17 806	17 80E	5 470
	207		1 2	ı er	7.875	1 969	1 969	1 969	1 960	509
	215		1 01	m	096	240	240	240	240	87
	216		10	7	32,993	4,124	4,124	4,124	4,124	4,124 Complete 2014; cap improvement, Satori
TO I SHING TO BUILD IN	401	Acabath Journa Overlay	χ	7	2000	353	353	253	252	636
CHACL CANNING FOR	401	Asphalt Upper Overlay	25	2 5	11,750	1.958	1.958	1.958	1.958	1958
	402		10	0	2,000	1,000	333	333	333	333 50% complete 2016; 50% scheduled 2018
			,	;		ļ	į	,		
PROPERTY ACCESS	205		9 9	= '	2,000	16/	16/	16/	167	167
	S 5	Ext. Entry Doors & window-Bidg B-Courtyd Side Fxt. Entry Doors & Stainwell windows -Bide A	20 20		16,800	5,000	5,000	476	476	476 Added in 2013 800 Added in 2016: FDB bid
			}					3		
STAIRS, DECKS & FENCES	604	Balcony Resurface	20	11	31,000	2,583	2,583	2,583	2,583	2,583
	605	Stairway - Replace ABC Bldg Courtyard	30	30	51,000	1,645	1,645	1,613	1,613	1,613 Complete 2017
	909	Stairway - Replace ABC Bldg South Side	30	30	51,000	1,645	1,645	1,645	1,645	1,645 Complete 2017
	607	Wood Stairway & Railing - Replace								Cannot be replaced;annual R&M expense in operations
MECHANICAL EQUIP.	701a	Boiler Replace - Building A (2 of 5)	20	16	36,500	2,147	2,147	2,147	2,147	2,147 Complete 2013 \$36,500
	701b	Boiler Replace - Building A (3 of 5)	20	7	30,000	10,000	10,000	10,000	1,429	1,429 Split from #701 2016
	702	Boiler Replace - Building B (5)	20	7	20,000	16,667	16,667	16,667	2,381	2,381 Split from #701 2016
	703	Boiler Replace - Building C (4)	20	7	36,500	12,167	12,167	12,167	1,738	1,738 Split from #701 2016
	705	Furnace Flu Pipe - Replace, 6 total	30	28	13,900	479	479	479	479	479 Complete 2015 \$13,900
	790	Hot Water Storage Tank-Replace	0 L	on •	21,000	2,100	2,100	2,100	2,100	2,100
	790	Water Expansion Tank- replace	2	4	10,500	2,100	2,100	2,100	2,100	2,100
PROPERTY IDENTIFICATION	801	Community Signs-Refurbish Monument signs	18	6	2,250	225	225	225	225	225
		Community Signs - Refurbish Location signs	18	17	1,200	29	29	29		67 Added in 2016 \$1200
POOL/SPA	1101	Poo! - resurface + tile trim	77	10	8,000	727	727	727	727	727 Complete 2015 \$7033
	1102	Spa - resurface + tile trim	10	00	4,000	444	444	444	444	444 Complete 2015 \$3135
	1103	Boiler Replace, Pool	20	2	2,000	1,667	1,667	1,667	238	238 Split from #701 2016
	1104	Boiler Replace, Spa	20	7	2,000	1,667	1,667	1,667	238	238 Split from #701 2016
	1105	Concrete pool deck - replace	30	78	30,000	1,034	1,034	1,034	1,034	1,034 Complete 2015
	1880	Pool/Spa Filter-heplace 2 total	4 (4	n (1,700	207	2 400	2 400	2 400	203 2 ADD (1) replaced in 2014 \$2310: accume 1 (vaar
	1111	Pool/Soa Chlorinators - Replace 2 total	9 00	_	4,102	513	513	513	513	5.400 (1) replaced in 2014 32310, assume 1/759.
	1112	Pool Cover/Replace mechanical & cover	10	00	14,000	1,556	1,556	1,556	1,556	1,556 Complete 2015 \$14,000
	1121a	Pool & Patio Furniture - 6 chaise lounges	2	5	4,000	299	299	199	299	667 Complete 2017: add 6 pool chaise lounges \$3155
	1121P	Pool & Patio Furniture - 2 tables, 8 chairs	H/S	0	2,000	2,000	333	333	333	333
			4							
RECREATION EQUIPMENT	1104	barbeque-Keplace	n/a ra	n/a Paid operations	ous					
INTERIORS	1401	Laundry Equipment-2 washer/2 dryer	17	6	4,766	477	477	477	477	477 Complete 2014 \$4766, cap improvement
	1405	Lobby Furniture - Replace	9 8	N (2,000	833	833			833
	1409	Sauna Interiors - Refurbish	20	7	9,000	2,000	2,000			2,000
	or or	Wellen Heater-replace 2	7	>	System Section 1	3,000	187	167	231	231

		2018 EDELWEISS HAUS RESERVE STUDY FUND ANALYSIS	UDY FU	ID ANAL)	rSiS					
CATEGORY	ō	ID NAME U	J/L. R	V ∀	U/L* RU/L** AVG. COST	2018	2019	2020	2021	2022
	1412	1412 Restroom-Apartment-Remodel	18	9	1,750	438	438	438	438	438
	1416	1416 Kitchen-Apartment-Remodel	20	m	2,500	625	529	625	625	625 PAGE 3 B
	1413	1413 a BLDG A Restroom -Remodel	18	18	10,000	526	276	526	526	526 Complete 2017 counter/sink/toilets/floor/paint \$9200
	1413	1413 b BLDG A Shower - Remodel/Replace	18	1	7,000	3,500	3,500	368	368	368
	1417	Kitchenette, Meeting Room -Remodel	20	1	3,000	1,500	1,500	143	143	143
	1418	Lobby Computer/Printer-Replace	n/a Pa	n/a Paid operations	tions					
	1420		10	7	6,560	820	820	820	820	820 Completed 2014; cap improvement
	1490	Ice Machine-Replace	01	00	3,156	351	351	351	351	351 Completed 2015 \$3,156
FLOORING	1501	Carpet - Apartment - Replace	00	1	2,000	1,000	1,000	222	222	222
	1502	Bidg A Hallways & Stairs-Carpet, Tile, Bsbrd	00	2	9,548	1,591	1,591	1,591	1,591	1,591 Completed 2014; cap improvement
	1503	Bldg B Hallways & Stairs-Carpet, Tile, Bsbrd	00	'n	16,973	2,829	2,829	2,829	2,829	2,829 Completed 2014; cap improvement
LIGHT FIXTURES	1601	Interior lights - replace	16	13	3,500	250	250	250	250	250 Completed 2014; cap improvement
	1602	Exterior Building Lights-Replace	16	00	13,750	1,528	1,528	1,528	1,528	1,528
	1604	Pole light Factures	18	6	10,500	1,050	1,050	1,050	1,050	1,050
		Total		ř	782,158	133,597 1	128,494 11	7 170,111	74,928 6	61,085
*Useful Life										
		*	The state of the state of	STATE OF THE PARTY	Water Consultation of the Assessment	Ac. 200				

**Remaining Useful Life

Total replacements in 2018: \$8,400
Balance to Fund @ 20%: \$25,039
TOTAL \$33,439 Annual
2,787 Monthly

Edelweiss Haus HOA		+526/mo dues =5%	+\$50/mo dues = 9%	\$300 assessment	\$600 sassament	PAGE
DRAF! 2018 BUDGE!	Forecast	Reserve bal + 539,218 BUDGET	Reserve bal + \$52,719 BUDGET	Reserve bal + \$39,224 BUDGET	Reserve bal + \$52,724 BUDGET	
4000 Monthly Association Dues		\$327,372	\$340,872	\$313,877	\$313,877	\$313,877 2017 dues \$585/mo. 5% increase \$610; 9% increase \$635
4001 Reserve Fund Contribution	46,337	(46,848)	(60,349)	(46,849)	(60,349)	
ACOS Cinango Charao Incomo	430	2 6	0 00	13,500	27,000	
4007 Interest income/Savings		3 40	3 "	8	3 4	
4010 Rental Income/Condominium #200	\$ 14,800	15.400	15.400	15.400	15 400	Manufactor standard - \$4.050/months page and to \$4.000 E4440
4012 Rental Income/Storage		7.800	7.800	7.800	7,800	-
4013 Rental Income/Meeting Room	59	0	0	0	0	
4014 Laundry Machine Income	Ö.	6,000	000'9	6,000	9000	
4400 Miscellaneous Income	\$ 120	120	120	120	120	Garage door openers \$60/each; owner fines
Total Income	\$ 294,262	\$ 309,948	\$ 309,948	\$ 309,953	\$ 309,953	
	12					
5000 Management Fee	2000	\$46,152	\$46,152	\$46,152	\$46,152	\$45,152 Revised contract \$3846/mo
5005 Building Maintenance and Repairs		30,000	30,000	30,000	30,000	Repristucco front wall, lighting, which wash, BBO, carpet clean, roof inspect/repri
5010 Boiler Maintenance and Repairs		8,000	8,000	8,000	8,000	Annual inspection & repairs
5015 Snow Removal	\$ 10,972	9,500	9,500	9.500	005'6	Drivewayn/sidewalks removal & saft + \$2000 roof & hauling
5020 Landscaping		9000	000'9	6,000		Weeding/cleanup, sprinkler/tree maintenance: \$4K Xmas lights
5025 Pool/Spa Maintenance	2	24,340	24,340	24,340		Revisd critract dates \$1220/mo;Chem \$200/mo;Inspect \$300;Repairs \$5K;Extra cin \$2k
5030 Office Expense		1,500	1,500	1,500	-	Printing (checks,parking passes), conference calls, PO box rental
5041 Security	\$ 251	1,500	1,500	1,500		Add lobby camera and keypad, maintenance
Fire Sprinkler	ا	4,000	4,000	4,000	4,000	Annual inspection \$1600;monitoring \$60/month: Repair/respond alarms
5045 Natural Gas	\$ 35,018	35,718	35,718	35,718	35,718	Questar: 2017 forecast + 2%
Electricity	1	27,292	27,292	27,292	262.72	RMP: 2016 forecast + 5%
5055 Water		26,280	26,280	26,280		PCMC, 2016 forecast + 5%
Trash/Recycling	\$ 2,772	2,800	2,800	2,800	2,800	Annual fee \$1152; \$25/recycle pickup, 6x/month peak; 4x non peak
5065 Sewer		20,946	20,946	20,946	20,946	20,946 SBWRC: \$1728mo; 2% increase in July
5070 Cable		16,500	16,500	16,500		Comcast \$1310/mo + 250 repairs
5075 Telephone		3,210	3,276	3,216	_	Phones · \$268/month
50/6 Internet	0,71	8,232	257,8	9,232		Comcast + Blue Rim + FO internet \$686/month + \$1000 repairs
Sood Laurioly machine Expense		0000	0000	0000		Washer/dryer repairs, coin coffection
5085 Board Of Directors/Reimbursement	2,000	2,000	2,000	2,000	\neg	\$400/year per mustee
SOSO Insurance		00000	00000	13,838	13,858	51144/mo, 4% Increase in Aug
5113 Meeting Koom Expense	2000	3 850	0 000	0 00 0		
6040 Deposite Toyon		2010	2040	3,000	3 040	Hax prep \$650, Bed bug inspection \$2K, Legal \$1000
TIN I GAGS		000	00,000	8 8 8	מיי	
502 Condominion 200 Exercise	001	2 550	001	001	001	
Condomination 200 Expense		0.455	0.000	7,000	7.330	2,330 Mgmi commission + repairs
5040 Miscallancous Evnence	\$ 212	220	000	220	_	NON-CASH EXPENSE
Total Operating Expense	300	\$ 309 228	\$ 300 228	309 228	220 200 3	Unice dusiness incerse, hua coid renewal
and Ringard			000,000	000,660	202,220	
Net Operating Income	\$ (6,044)	\$ 720	\$ 720	\$ 725	\$ 726	
Omer Income/Expenses						
10000 Reserve Fund Contribution-Checking	\$ 46,337	46.849	60.349	46.849	60 349	
Reserve Fund Interest Earned	\$ 51		56	26	95	
Total Other Income	\$ 46,388		\$ 60,399		\$ 60,389	
Other Expenses 11000 Reserve Fund Expenses	\$ 110.092	8.400	8.400	8.400	8 400 P	8 400 Pool numn natio bahalohaire, sauna basiare
Net Other Income	\$ (63,704)	\$ 38,499	\$ 51,999		\$ 51,999	
			40.000			
I OTAL MOT INCOME	(69,748)	BLZ'RS	8 02,719	339,224	5 62,724	