

EDELWEISS HAUS ANNUAL HOMEOWNERS' MEETING

Friday, October 5, 2018

Edelweiss Conference Room, 3:00 pm

In Attendance

David Cushing - E102, E114
Mike Washburn – proxy for E118 Marcia Price
Chris Timothy - E219
Carolyn Young & Kip Hard - E224
Hilary Williams - E308
Gemma Lenard - E409
Susan Norgren - EWE
Diane Harrell - EWH
Curtis & Susan Lightner - EWK
Dorothy Lawyer - EWL
Chris Faris – EWN

Telephone Attendees

John Fisher - E101
Karl Paulsen - E115
Manny Tehrani - E222
Richard & Ellen McBride - E305
Greg & Katie Wiest - E306
Carol Silverman - E410 - Assigned her vote to Ellen McBride upon leaving the meeting
Gregory Hagerman - E411
Jeff Shabel – EWA
Allison Clark – proxy for EWB Nathan & Amy Moon
Wayne Best - EWG
Jon & Randy Kirsch - EWJ
Daimon Bushi - EWM
Brad Carpenter - EWO

By Proxy

Lynn Butterfield & Bob Merrill - E116 - Assigned to Dave Cushing
Karen Hill - E220 - Assigned to Carolyn Young
Shane & Meg Kemp - E307 - Assigned to Carolyn Young
Laurie Baker - E412 - Assigned to Gemma Lenard
Bill & Michelle Grant - EWD - Assigned to Hilary Williams
Patricia Harwood - EWF - Assigned to Hilary Williams
Theresa Gage - EWP - Assigned to Jeanne Lehan

Representing Park City Lodging

Rhonda Sideris - President
Jeanne Lehan - HOA Accounting
Greg Parks - Director of Maintenance

- I. Roll call was taken, and a quorum of 71% of ownership was established.**
- II. The meeting was called to order at 3:10 pm.**
- III. REVIEW AND APPROVAL OF 2017 MINUTES.**

Dave Cushing made a motion to approve the 2017 annual meeting minutes. Carolyn Young seconded the motion. All in favor. Motion carries.

IV. OLD BUSINESS

1. Maintenance Update - Greg Parks

- A boiler circulation pump was replaced in Building C in January.
- The conference room ceiling water leak was repaired. The leak was from the ski storage room above.
- The pool/spa control panel will be replaced in November.

2. Capital Projects Update - Greg Parks

Greg reported scheduled HOA projects are as follows:

- The C building north stairwell replacement project was completed in May.
- South-facing entryway stairwell window tint will be installed in the A and B buildings to reduce heat in the hallways.
- Top coat and striping on the Woodside side of the parking lot will be done this fall if weather allows.
- Electronic locks will be installed on the A and B entry doors, pool gates and garage doors before ski season. This will eliminate the need for a key. The front gate code will be used for all locks and can be changed if needed for security purposes. Owners will be notified in advance of any code changes.

The electronic lock code for the lobby, restrooms, sauna and ski storage will remain owner-independent so that entries can be tracked if needed. Lock boxes that are being used by owners/managers should all be removed. Rhonda asked owners to report security issues so that the lock code can be changed if needed. She advised owners to let their managers know to not send the codes too far in advance because the codes may change.

3. Board Update - Hilary Williams

Hilary stated the Board considers the age of the building and the potential for big-ticket repairs in their planning. The Board is investigating solutions that will solve some of the problems. She thanked all the Board members for their hard work over the last year.

4. **Smoking/CCR revision:** There are reports of problems with smoking inside of condominiums affecting adjacent units. Rhonda contacted the HOA attorney about this issue and was advised that CC&Rs must be amended to enforce no smoking in private condominiums. An attendee asked about the estimated cost to amend the CC&Rs regarding this issue and Rhonda estimated less than \$3,000. Rhonda explained that the current CC&Rs are quite old and should be updated to reflect current practice. The cost to rewrite and update the CC&Rs would have to be researched since this process requires a majority vote of the owners and individual certification from each owner of receipt of the changes. The Board worked with an attorney to revise the CCRs several years ago and a draft of this document exists but has not been finalized. An attendee asked about penalties for rule infractions. Rhonda stated the penalty would be the decision of the association. State Law requires a 24-hour notice must be given to cure the infraction before a penalty can be posted.

A discussion ensued regarding creating just an addendum or rewriting the CC&Rs. Carolyn Young asked for pricing to add the Smoking Policy and for an entire CC&R update. Rhonda stated Park City Lodging would inquire about the costs of each and forward the information to the Board.

5. **Lobby Space Alternatives:** The Board is interested in looking at uses for the vacant lobby space in Building A. Options for this space include: selling the space and having the buyer develop another condominium; a special event or reading space; expanding Unit 200; rent as an office space. An owner expressed concern that changing the space may pose a problem for owners/guests who have a late checkout and are waiting for transportation. It would also eliminate computer availability. Chris Faris volunteered to head a committee to explore options for use of the lobby space. The committee will explore the options and report the findings next year. Any changes in use should positively affect the property value. Manny Tehrani volunteered to join the committee.

6. Other

Water Meters. The Board asked PCL for information on pricing to install separate water meters for each unit. Greg reported there are two water lines into each unit since the property's hot water is heated by central boilers rather than separate water heaters. Each condo would require two \$1000 usage meters, total \$2,000 per condo. The HOA would still receive one water bill and would need to pay to have someone read the 90 usage meters, break down costs per unit and create 45 individual bills based on usage. There would be a separate common area meter for the pool, spa, laundry room, bathrooms and landscaping.

Electric Meters. Greg stated the cost is \$2,600 per meter for the part and installation, not including any setup fees imposed by Rocky Mountain Power. An attendee asked if Building C has separate unit meters and if they could be used or would they need to be changed. Greg stated the existing meters could possibly be used.

Discussion on Meters: Carolyn Young explained that billing utilities based on use was discussed in the past and continues to be an issue given the trend toward more full-time residents at the property, compared to a majority of nightly rentals in the past. In addition, washers, dryers and air conditioning have been added to a number of units. Greg Hagerman suggested billing full-time residents a higher rate for electric and water without a severe penalty. He felt installing the meters is a large investment. Rhonda reported the HOA attorneys previously gave the opinion that this policy would establish prejudice against full and part-time occupants and was not recommended. Carolyn stated the Board may explore this further with an attorney.

Trees. Manny Tehrani stated there is a problem with trees branches encroaching on his unit and asked for the trees to be trimmed. Greg stated that several trees that need to be trimmed or removed were identified by the Board and he will ensure this is done. Carolyn stated the Board would like to trim some trees but needs to ensure this cost is within budget. She commented some people enjoy the trees because they provide privacy and she would be interested to hear opinions from other owners.

V. NEW BUSINESS

1. 2018 Financials and 2019 Budget - Jeanne Lehan

2018 Forecast: Jeanne reviewed the major variances from budget on the 2018 forecast profit and loss statement. Landscaping is over budget because the bill for the 2017 exterior tree lights was received and paid in January 2018. Meeting Room Expense is over budget due to repairs from a water leak. The forecast is for a \$9361 operating loss, compared to a \$725 profit. Funds from the savings account will be used to offset the loss.

The HOA will contribute \$60,349 to the Reserve Fund in 2018. These funds will offset the forecast \$77,014 reserve expenses this year.

2019 Reserve Study Fund Analysis: Park City Lodging reviews the Reserve Study Analysis report yearly to determine a remaining life for each asset for long term expense planning and develop a budget for reserve spending. The projects are reviewed by the Board to identify funding for 2019.

The projects in the 2019 reserve budget are \$1,500 for Asphalt Seal Coat and Re-stripe; \$2,400 for a replacement pool pump; and \$5,000 to replace the Sauna Heaters. Jeanne pointed out other projects with 1-2 year remaining life and noted there are quite a few large assets (boilers/roof) that will be aging out soon and require replacement. Greg

stated there were some roof repairs underway that may help extend the time before roof replacement is required.

2019 Budget. The proposed draft 2019 budget was developed with the Board after consideration of the operating and reserve expenses for 2019. The proposed budget includes a dues increase of \$50 per month, an 8.5% increase.

A discussion followed regarding the reasons for the proposed dues increase. Dave Cushing reported that the Board considered the aging building and need to build up the reserve fund for upcoming expenses. He stated there could be significant expense in the next few years for replacement of the 12 boilers that are aged out and must be replaced if they fail. He explained if the dues increase and a \$600 assessment is approved, the Reserve Account balance would increase from \$73,000 in 2018 to \$138,000 in 2019. Jon Kirsch asked why it is necessary to increase the Reserve Account balance. Rhonda stated that in addition to avoiding an emergency special assessment, Utah State Law requires HOAs fund their reserve account and that lending institutions consider the "health" of the reserve account when determining a property's suitability for a loan.

Dave Cushing asked the question, "Should there be money available when large items need replaced, or do the owners prefer big assessments when the need arises." Manny inquired what portion of the due increase is for the assessment. Dave explained there is a \$600 assessment proposed, in addition to the dues increase. He summarized the increase is \$100 per month, per unit; \$50 for dues and \$50 for the assessment. Manny inquired if the \$50 per month for the assessment will be eliminated once the total assessment is reached. This was confirmed.

Carolyn Young commented she would like to see regular dues increases and that the Reserve Fund is too low for comfort right now. She pointed out the high cost of the boiler and roof replacements and stated the philosophy of the Board is to maintain the property and not replace assets as they break.

Daimon Bushi asked when the last rent increase on Condominium 200 was. Rhonda reported the rent increases yearly upon renewal in April and the current rent is \$1,250 per month. Daimon Bushi commented rent for Condominium 200 is undervalued since he realizes up to \$3,000 per month for nightly rentals on his two-bedroom. Rhonda stated it is not likely the HOA would receive \$2,000 per month for a two-bedroom, one-bath, unfurnished condominium.

Rhonda stated there are expenses such as internet and cable TV which could be removed from the HOA budget and transferred to individual owner responsibility. Owners pay around \$14 for Internet and \$31 for cable per month, based on the bulk accounts. It is likely that owner expenses for these would increase if paid individually.

Manny suggested investigating a possible income source from the renting garage spaces from May to December. A discussion ensued regarding who would monitor the parking.

Rhonda stated the Rules and Regulations stipulate no long-term parking and only one car per unit in the garage.

Carolyn Young made a motion to approve the 2019 budget as presented. Susan Norgren seconded the motion. Five opposed. Majority in favor. Motion carries.

Discussion on Motion. A discussion ensued regarding boiler replacement cost on the reserve study. There are 14 boilers at the property, approximately \$18,000 each to replace, but these are only replaced when they fail. Two boilers were replaced in 2013. That leaves 12 boilers with a one year remaining life. The useful life was determined by the engineer who evaluated the property assets during the original reserve study. The remaining life at that time was based on industry standards. An attendee asked if boilers can be repaired. Rhonda reported that annual boiler repair expense since 2014 ranged from \$10,000 to \$23,000 per year.

Door Locks. Carol Silverman questioned if replacing the keyed door locks with electronic locks has been discussed because a uniform look would enhance the property. Rhonda explained that using only one lock style would prove difficult because a variety of e-locks are preferred by owners/managers and have already been installed at the property. Rhonda suggested if an owner is interested in changing their lock, Park City Lock can provide a bid.

Structure of Board Meetings. An owner stated that in the past, owners were sent notices of Board meetings and owners were allowed to attend as non-voting participants. Rhonda stated that these days 99% of Board communication is via email. The state law requirement for meeting notices applies to formal meetings but not to email communications. Hilary confirmed that Board members are in regular and frequent contact via email. Rhonda suggested that owners reach out the Board members when they have questions about the HOA.

2. 2019 Meeting Date

The 2019 annual HOA meeting will be held on October 4, 2019.

3. HOA Rules and Regulations Changes

Carolyn Young stated there are two procedural items about pool dates and parking pass pick-up on the Rules which have been updated. Revised rules will be sent to owners. Owners are encouraged to provide this information to their management companies and guests. (REVISED RULES ATTACHED)

4. Other Business

Air Conditioning: The Board is investigating the specifications and rules for installation of air conditioning units at the property. Policies and rules will be forwarded to owners when they are developed.

Concrete on Balconies: An attendee reported Unit 219 has flaking concrete on the balconies. An attendee via the telephone reported Unit G has this problem. Greg will review these issues with the owners.

Hallway Maintenance: Wayne Best, unit G, noted the exterior hallways are not being cleaned frequently enough. Rhonda stated this is a reduced service during the non-peak season and she will follow up with the housekeeping and maintenance departments.

Storage Space: Daimon Bushi, Unit M, commented that during the stair replacement in Building C his storage space was eliminated. Greg confirmed that the space had to be removed for construction of the stairway. An attendee asked if the storage space will be replaced in some manner. He commented there are outside storage spaces for other units. A discussion ensued regarding storage space on the decks. Rhonda stated they would look at the site plans to determine what was originally provided. She stated there are three storage lockers for rent in Building C for \$30 per month.

Gutters: Gemma Lenard commented that gutters should be cleaned prior to the winter season to eliminate water accumulation in the winter. Greg Parks indicated they were cleaned.

Snow Accumulation: An attendee asked about clearing stair landings in Building C when it snows. Rhonda stated this should already be on maintenance snow removal schedule. Several homeowners indicated snow was removed from these areas last year.

5. Board Elections

Jeanne Lehan reported the results of the election for Board members. David Cushing, Chris Faris, Susan Norgren, Hilary Williams and Carolyn Young were elected for a one-year term to the HOA Board.

Chris Faris made a Motion to adjourn the meeting. Diane Harrell seconded the Motion. All in favor. Motion carries.

The meeting was adjourned at 5:05 pm.

EDELWEISS HAUS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
1482 EMPIRE AVE. (P.O. BOX 495)
PARK CITY UTAH 84060

SWIMMING POOL AND HOT TUB

1. The pool and spa are for the exclusive use of owners, guests and tenants who are staying at the property. Group pool parties are not allowed.
2. Children 12 and under must be accompanied by an adult.
3. Glass is not allowed in or around the pool and spa area at any time.
4. Pool Hours:
 - a. Summer - 10 am to 10 pm daily. Open from Memorial Day to September 30.
 - b. Winter - 4 pm to 10 pm daily, weather conditions permitting. Pool may not open if temperature is below 0 degrees Fahrenheit. Pool will open on opening day to the closing day of Park City Mt. Resort.

PARKING, BIKES, SKATEBOARDS

1. Parking is by permit only. Permits may be obtained at the Park City Lodging, Inc. office located at 1897 Prospector Avenue. Permits must be hung from the rearview mirror with the information clearly visible from the vehicle exterior. Valid permits include the unit # and expiration date. Permits may not be altered in any way. Altered permits will be considered invalid. Vehicles without a valid permit will be towed at the owner's expense.
2. Each unit is allowed to park up to 2 vehicles at the property. Only one (1) vehicle per/property can be parked in the garage on a first come/first served basis. The second vehicle must be parked in the exterior parking lots on Empire or Woodside Avenue. All vehicles parked at the property, whether in the garage or in the outside lots, must display a valid parking permit with the unit # and an expiration date clearly visible on the permit.
3. Parking at Edelweiss Haus is for owners, guests and tenants to use while they are staying at the property. Owners are not allowed to store a vehicle at the property.
4. No repair or maintenance of vehicles is allowed in the parking areas at any time.
5. Vehicles parked on the outside lots during the winter months should be moved periodically to help facilitate snow removal.
6. Vehicles parked at the property must have a current registration, be operational and legally licensed.
7. No skateboarding, rollerblades, roller skating or riding bikes is allowed on the property.

BALCONIES AND COMMON AREAS

1. No barbecues of any type are allowed on the balconies including gas or charcoal grills.
2. All balconies are to be kept free of any obstruction that might interfere with normal movement up and down the stairs.

3. Nothing shall be displayed, hung or placed on windows, balconies or on the outside walls or doors of units that detracts from the general character of the Property and no signage, (including but not limited to, "for sale" or "for lease" signs) lock boxes, awning, canopy, shutter, AC unit, radio or television antenna or satellite dish shall be affixed or placed upon the exterior windows, walls or doors, roofs or any part of a unit.
4. No awnings or enclosures shall be permitted on unit decks.
5. No personal property shall be permitted on the unit decks, including towels, with the exception of patio furniture.

PETS

1. No Pets are allowed at Edelweiss Haus. It is the responsibility of the owner to notify their guests and tenants that pets are not allowed. All visitors must be advised of this rule.
2. A fine will be imposed for violation of this rule and will increase each time this rule is violated.
3. Service animals that comply with ADA requirements are allowed as long as the owner and/or their guest submit a written request and provide approved documentation prior to arrival. Forms may be obtained from the property management company. Service Animals are required to be on a leash at all times.

TRASH

1. All trash is to be placed in the dumpster located on Woodside Avenue.
2. No trash is to be left outside on the walkways, balconies, porches, decks, or in the hallways.
3. Common area trash receptacles (e.g., in the pool or barbecue areas) are not to be used for regular household garbage.

QUIET HOURS

1. Quiet hours are enforced from **10 pm to 8 am** each day. Please be considerate of your neighbors and be advised that unruly behavior will not be tolerated at any time.
2. Residents and managers are authorized to contact the Park City police to address any violation of the quiet hours rule.

FINES

1. A warning to the property owner will be issued for the first offense w/24 hours to cure.
2. A fine of \$100 will be issued for the second offense and a fine of \$200 for the third offense and each offense thereafter. Fines will be assessed to the property owner on their next HOA statement.

CONFERENCE ROOM RENTAL

1. Owner rental rates are \$50 per day plus a \$200 cleaning fee that is refundable after inspection by housekeeping.

2. Nightly rental guests will pay \$100 per day plus a \$200 cleaning fee that may be refundable after inspection by housekeeping.
3. Fee does not include setup or rental of AV Equipment or tables and chairs.

MAXIMUM OCCUPANCY

1. Occupancy of any unit is limited to two (2) individuals per bedroom. The Management Committee will consider a Conditional Occupancy Variance upon written request from the unit owner. The maximum occupancy that may be requested under a Conditional Occupancy Variance is as follows:
 - a. Six (6) individuals in a two bedroom unit
 - b. Four (4) individuals in a one bedroom unit
 - c. Two (2) individuals in a hotel/lock-off type unit

ARCHITECTURAL CHANGES

1. The Board of Directors must approve any proposed modification of any part of the exterior of any unit. This includes any changes to exterior walls, windows or patios.
2. An "Architectural Change" request must be submitted by the owner to the Board of Directors prior to getting a Park City building permit and before the change is made. Submission of the "Architectural Change" request by the owner does not guarantee that the change will be approved.
3. Any unit undergoing any construction work must do so within the interior confines of that unit. No construction machinery or materials may be stored, nor construction labor performed on the unit's balcony, in the common area hallways or on the common area ground. Construction work may not begin before 8:00 am and must be finished by 5:00 pm and construction is not allowed during the ski season, i.e. opening to closing day at Park City Mountain Resort.
4. To ensure a uniform attractive external appearance to the property, all window treatments must show an exterior (i.e. the side facing outward) color that is either white or off-white. (If other colors are used, they must be backed with a white or off-white lining so that it shows to the outside rather than the colored or decorative side).
5. Window treatments must be maintained in good condition.

SMOKING

1. Edelweiss Haus is a **NO SMOKING** property.

Revised October 2018

	12/31/2013	12/31/2014	12/31/2015	12/31/2016	12/31/2017	YEAR TO DATE 8/31/2018
CURRENT ASSETS						
1020 Checking Account	\$ 10,626	\$ 2,434	\$ 5,931	\$ 11,734	\$ 12,425	\$ 25,749
1025 Savings Account	\$ 9,761	\$ 41,772	\$ 116,808	\$ 16,821	\$ 8,825	\$ 8,827
1030 Reserve Checking	\$ 51,248	\$ 60,530	\$ 66,090	\$ 103,909	\$ 88,935	\$ 63,228
Subtotal Cash On-Hand	\$ 71,634	\$ 104,736	\$ 188,830	\$ 132,463	\$ 110,185	\$ 97,804
1500 Accounts Receivable	\$ 981	\$ (2,232)	\$ 89,861	\$ 6,573	\$ (3,762)	\$ (562)
1501 Accounts Receivable-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12000 Undeposited Funds	\$ 577	\$ -	\$ -	\$ 1,170	\$ 7,620	\$ 1,125
SUBTOTAL Current Assets	\$ 73,192	\$ 102,504	\$ 278,691	\$ 140,206	\$ 114,042	\$ 98,367
FIXED ASSETS						
1701 Leased Wi-Fi Equipment	\$ 11,372	\$ 11,372	\$ 11,372	\$ 11,372	\$ 11,372	\$ 11,372
1820 Common Area & Condominium #200	\$ 225,888	\$ 225,888	\$ 225,888	\$ 231,405	\$ 231,406	\$ 231,406
1821 Internet Routers	\$ -	\$ -	\$ -	\$ 3,691	\$ 3,691	\$ 3,691
1825 Accumulated Depreciation	\$ (125,667)	\$ (125,667)	\$ (161,689)	\$ (170,844)	\$ (180,439)	\$ (180,439)
SUBTOTAL Fixed Assets	\$ 111,593	\$ 111,593	\$ 75,571	\$ 75,626	\$ 66,031	\$ 66,031
OTHER ASSETS						
1805 Prepaid Expenses	\$ 1,568	\$ 1,484	\$ 1,722	\$ 1,871	\$ 2,587	\$ 1,776
1810 Prepaid Insurance	\$ 3,242	\$ 785	\$ 785	\$ 794	\$ 784	\$ 1,232
SUBTOTAL Other Assets	\$ 4,810	\$ 2,269	\$ 2,507	\$ 2,665	\$ 3,351	\$ 3,008
TOTAL ASSETS	\$ 189,595	\$ 216,367	\$ 356,769	\$ 218,497	\$ 183,425	\$ 167,405
LIABILITIES						
20000 Accounts Payable	\$ 25,907	\$ 65,045	\$ 69,591	\$ 32,485	\$ 22,928	\$ 16,545
2005 Accrued Expenses	\$ 5,211	\$ 5,936	\$ 5,638	\$ 5,916	\$ 5,914	\$ -
2010 Prepaid Dues/Special Assessment	\$ 1,700					
2012 Insurance Deductible Reserve			\$ -	\$ 10,000	\$ 10,000	\$ 10,000
LONG TERM LIABILITIES						
Capital Lease Obligation Wi-Fi	\$ 1,098	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL LIABILITIES	\$ 33,917	\$ 70,981	\$ 75,229	\$ 48,401	\$ 38,842	\$ 26,545
OWNERS EQUITY						
3000 Fund Balance - Current Year	\$ (24,385)	\$ (10,293)	\$ 141,672	\$ (116,962)	\$ (25,513)	\$ (3,722)
3100 Fund Balance - Previous Years	\$ 180,063	\$ 155,679	\$ 145,386	\$ 287,058	\$ 170,096	\$ 144,582
TOTAL EQUITY	\$ 155,679	\$ 145,386	\$ 287,058	\$ 170,096	\$ 144,582	\$ 140,861
TOTAL LIABILITIES & EQUITY	\$ 189,595	\$ 216,367	\$ 362,287	\$ 218,497	\$ 183,425	\$ 167,405

Forecast year end
\$ 73,244

Edelweiss Haus Homeowner's Association

2014 Actual - 2018 Forecast

Income	2014 Actual	2015 Actual	2016 Actual	2017 Actual	2018			2018 Budget Total	Forecast to Budget Var
					Actual Jan-Aug	Estimated Sept-Dec	Forecast Total		
4020 Association Dues	\$ 256,202	\$ 307,443	\$ 307,443	\$ 313,877	\$ 209,251	\$ 104,626	\$ 313,877	\$ 313,877	\$ (0)
4001 Reserve Fund Contribution	\$ (25,488)	\$ (48,303)	\$ (48,303)	\$ (46,337)	\$ (40,233)	\$ (20,116)	\$ (60,349)	\$ (60,349)	\$ (0)
4005 Special Assessment	\$ 76,500	\$ 400,000	\$ -	\$ -	\$ 27,000	\$ -	\$ 27,000	\$ 27,000	\$ -
4005 Finance Charge Income	\$ 410	\$ 2,032	\$ 3,806	\$ 117	\$ (116)	\$ 40	\$ 22	\$ 100	\$ (79)
4007 Interest Income - Savings	\$ 11	\$ 29	\$ 12	\$ 4	\$ 2	\$ 2	\$ 4	\$ 5	\$ (1)
4010 Rental Income/Condo #200	\$ 13,600	\$ 13,600	\$ 14,200	\$ 14,800	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,400	\$ (400)
4012 Rental Income/Storage	\$ 4,350	\$ 4,475	\$ 4,870	\$ 5,745	\$ 4,420	\$ 2,240	\$ 6,660	\$ 7,800	\$ (1,140)
4013 Rental Income/Maintenance Room	\$ 500	\$ 2,000	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (500)
4014 Laundry/Vending Income	\$ 4,213	\$ 5,872	\$ 5,338	\$ 5,027	\$ 3,302	\$ 1,800	\$ 5,102	\$ 6,000	\$ (888)
4000 Miscellaneous Income	\$ 500	\$ 182	\$ 475	\$ 120	\$ 150	\$ -	\$ 150	\$ 120	\$ 30
Total Income	\$ 330,817	\$ 737,528	\$ 288,023	\$ 390,353	\$ 213,874	\$ 83,581	\$ 307,455	\$ 309,953	\$ (2,498)
Expenses									
5000 Management Fee	\$ 45,510	\$ 45,510	\$ 45,510	\$ 45,517	\$ 30,708	\$ 15,384	\$ 46,152	\$ 46,152	\$ -
5005 Building Maintenance & Repair	\$ 10,685	\$ 23,898	\$ 34,856	\$ 31,594	\$ 15,134	\$ 18,000	\$ 33,134	\$ 30,000	\$ 3,134
5008 Window Rebate Camera	\$ -	\$ -	\$ 11,191	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5010 Boiler Maintenance & Repair	\$ 23,223	\$ 10,225	\$ 11,171	\$ 12,101	\$ 5,809	\$ 5,000	\$ 10,809	\$ 8,000	\$ 2,809
5015 Snow Removal	\$ 7,560	\$ 7,598	\$ 8,685	\$ 12,361	\$ 6,654	\$ 3,000	\$ 9,654	\$ 9,500	\$ 154
5020 Landscaping	\$ 4,848	\$ 5,294	\$ 7,697	\$ 2,056	\$ 6,025	\$ 4,000	\$ 10,025	\$ 6,000	\$ 4,025
5025 Pool/Spa Maintenance	\$ 19,895	\$ 15,657	\$ 22,004	\$ 27,706	\$ 20,461	\$ 6,880	\$ 27,371	\$ 34,340	\$ (3,031)
5030 Office Expense	\$ 182	\$ 1,892	\$ 600	\$ 1,048	\$ 151	\$ 1,000	\$ 1,151	\$ 1,500	\$ (349)
5035 Capital Improvement	\$ 78,258	\$ 329,675	\$ 112,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5041 Security	\$ -	\$ -	\$ 2,903	\$ 969	\$ -	\$ 100	\$ 100	\$ 1,500	\$ (1,400)
5042 Fire Sprinkler	\$ -	\$ 181	\$ 2,763	\$ 5,349	\$ 2,944	\$ 1,000	\$ 3,944	\$ 4,000	\$ (56)
5045 Natural Gas	\$ 38,749	\$ 35,373	\$ 35,019	\$ 34,333	\$ 21,677	\$ 13,275	\$ 34,952	\$ 35,718	\$ (766)
5050 Electricity	\$ 26,028	\$ 24,820	\$ 26,836	\$ 24,446	\$ 15,865	\$ 8,770	\$ 24,635	\$ 27,292	\$ (2,637)
5055 Water	\$ 16,712	\$ 18,495	\$ 21,512	\$ 24,356	\$ 20,039	\$ 8,830	\$ 28,869	\$ 26,280	\$ 2,589
5060 Trash/Recycling	\$ 1,000	\$ 1,378	\$ 2,743	\$ 2,489	\$ 2,165	\$ 486	\$ 2,651	\$ 2,800	\$ (149)
5065 Sewer	\$ 18,927	\$ 20,183	\$ 20,691	\$ 20,937	\$ 13,749	\$ 6,716	\$ 20,465	\$ 20,946	\$ (481)
5070 Cable	\$ 13,711	\$ 14,320	\$ 15,032	\$ 15,502	\$ 10,752	\$ 5,520	\$ 16,272	\$ 16,500	\$ (228)
5075 Telephone	\$ 2,838	\$ 2,976	\$ 3,111	\$ 2,971	\$ 1,558	\$ 772	\$ 2,330	\$ 3,216	\$ (886)
5076 Internet	\$ 6,386	\$ 9,458	\$ 8,535	\$ 8,341	\$ 4,855	\$ 2,600	\$ 7,455	\$ 9,232	\$ (1,777)
5080 Laundry/Vending Expense	\$ 2,043	\$ 210	\$ 447	\$ 201	\$ 180	\$ 320	\$ 500	\$ 500	\$ -
5085 Board of Director Compensation	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
5090 Insurance	\$ 13,319	\$ 12,973	\$ 13,263	\$ 13,713	\$ 9,405	\$ 5,004	\$ 14,409	\$ 13,958	\$ 451
5092 Insurance - Deductible	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5095 Bank Charges	\$ 30	\$ -	\$ 164	\$ (164)	\$ 190	\$ (190)	\$ -	\$ -	\$ -
5113 Meeting Room Expense	\$ 281	\$ 1,000	\$ 231	\$ 346	\$ 1,444	\$ 20	\$ 1,464	\$ -	\$ 1,464
6000 Legal/Professional Fees	\$ 6,774	\$ 3,438	\$ 4,041	\$ 1,200	\$ -	\$ 2,650	\$ 2,650	\$ 3,950	\$ (1,300)
6010 Property Taxes	\$ 2,001	\$ 2,628	\$ 2,489	\$ 3,919	\$ -	\$ 4,125	\$ 4,125	\$ 3,919	\$ 208
6020 State Taxes	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ 100	\$ 100	\$ -
6025 Misc Expense/Condo #200	\$ 2,741	\$ 2,110	\$ 2,581	\$ 2,580	\$ 1,041	\$ 800	\$ 1,841	\$ 2,550	\$ (709)
6030 Depreciation Expense	\$ -	\$ 36,022	\$ 9,155	\$ 9,595	\$ -	\$ 9,595	\$ 9,595	\$ 9,155	\$ 440
6040 Miscellaneous Expense	\$ 582	\$ 12	\$ 19	\$ 12	\$ 23	\$ 200	\$ 223	\$ 220	\$ 3
Total Expenses	\$ 350,392	\$ 627,147	\$ 437,513	\$ 306,157	\$ 190,639	\$ 126,157	\$ 317,058	\$ 309,278	\$ 7,868
Net Ordinary Income	\$ (19,575)	\$ 110,382	\$ (149,490)	\$ (12,805)	\$ 22,635	\$ (32,566)	\$ (9,631)	\$ 725	\$ (10,356)
Other Income/Expense									
Other Income									
10000 Reserve Fund Contributions	\$ 25,468	\$ 48,303	\$ 48,521	\$ 46,337	\$ 40,233	\$ 20,116	\$ 60,349	\$ 60,349	\$ 0
10007 Reserve Fund Interest Earned	\$ 26	\$ 30	\$ 49	\$ 46	\$ 25	\$ 16	\$ 41	\$ 50	\$ (9)
Total Other Income	\$ 25,494	\$ 48,339	\$ 48,570	\$ 46,383	\$ 40,257	\$ 20,132	\$ 60,390	\$ 60,399	\$ (9)
Other Expense									
11000 Reserve Fund Expenses	\$ 16,212	\$ 17,056	\$ 16,042	\$ 59,062	\$ 66,914	\$ 10,100	\$ 77,014	\$ 8,400	\$ 68,614
Net Other Expense	\$ 9,282	\$ 31,263	\$ 32,528	\$ (12,759)	\$ (26,657)	\$ 10,032	\$ (16,623)	\$ 51,699	\$ (68,624)
Net Total Income	\$ (10,293)	\$ 141,665	\$ (116,962)	\$ (25,513)	\$ (3,722)	\$ (22,632)	\$ (26,264)	\$ 52,724	\$ (78,880)

(0) 44 condos * \$585.1 * \$416
(0) \$5,029/month
\$600 per owner billed January

(79) Long term rental \$1250/month
(1) \$1000/mo. @ \$50, 1 @ \$70, 3 @ \$30 - 3 vacant @ \$30
(888) \$400-\$500/month
30 Garage door openers, owner fines

Contract \$384/mo
BBQ 8 bulbs, \$500 windows, hail carpet on roof repair, fire inspect
Windows purchased by owners in 2015
Inspection \$1300, Fall start/stop, repairs
Contractor + icemelt, \$1K roof, \$1K hauling
4,025 Weeding/cleanup, sprinkler/maintenance, \$3800 Xmas its
Contract \$1200/mo, \$2K chemicals, inspection \$5K recondition clean
PO box rent, checks, parking passes, conf calls
2015 windows/fire system

(1,400) Security camera maintenance
(56) Monitor \$60/month Jan inspect \$1600, repair/respond
(766) Sep-Dec 2017 \$13,015 + 2%
(2,637) Sep-Dec 2017 \$8,770 NO CHANGE
2,589 Sep-Dec 2017 \$8,027 + 10%
(149) Recycle \$27/pickup, Trash \$38/condo = \$1152/yr ab \$1620
(481) \$187/month, increase July
(228) Comcast \$1380/month + repairs
(886) Comcast \$193/month
(1,777) Comcast + Blue Rem + CentLink \$550/month + \$400 repairs
(9) Equipment repairs, coin collection

\$1,251/mo start Aug 2018
451

Repairs, replace e-lock batteries, rental commission
\$850 tax prep, \$2K bedding inspection, legal
208 2018 estimated from County

Mgmt commission + repairs
NON-CASH EXPENSE
440
HOA corp renewal

Budget Pool chairs, Asphalt sealcoat Pool pump, Sauna heater
Actual Pool chairs pool boiler C stairs(2018), pool boiler oiler
plus checks for Btg A B pool

2019 EDELWEISS HAUS RESERVE STUDY FUND ANALYSIS

PAGE 3 A

CATEGORY	ID	NAME	U/L*	RU/L**	AVG. COST	2019	2020	2021	2022	2023	
INTERIORS	1401	Laundry Equipment-2 washer/2 dryer	12	8	4,766	530	530	530	530	530	Complete 2014 \$4766, cap improvement
	1405	Lobby Furniture - Replace	10	4	5,000	1,000	1,000	1,000	1,000	1,000	
	1409	Sauna Interiors - Refurbish	20	1	6,000	3,000	3,000	286	286	286	
	1410	Sauna Heater-Replace 2	12	0	5,000	5,000					
	1412	Restroom-Apartment-Remodel	18	2	1,750	583	583	583	583	583	
	1416	Kitchen-Apartment-Remodel	20	2	2,500	833	833	833	833	833	
	1413 a	BLDG A Restroom -Remodel	18	17	10,000	556	556	556	556	556	Complete 2017 counter/sink/toilets/floor/paint \$9200
	1413 b	BLDG A Shower - Remodel/Replace	18	1	7,000	3,500	3,500	368	368	368	
	1417 a	Meeting Room-Remodel lights,paint, carpet	15	1	5,500	2,750	2,750	344	344	344	Carpet done 2014 w/extra tiles, no cost
	1417 b	Meeting Room - Remodel kitchenette	20	1	3,000	1,500	1,500	143	143	143	
FLOORING	1420	Laundry Room-Remodel	10	6	6,560	937	937	937	937	937	Completed 2014; cap improvement
	1490	Ice Machine-Replace	10	7	3,156	395	395	395	395	395	Completed 2015 \$3,156
	1501	Carpet - Apartment - Replace	8	2	3,000	1,000	1,000	1,000	222	222	
	1502	Bldg A Hallways & Stairs-Carpet,Tile, Bbbrd	8	4	9,548	1,910	1,910	1,910	1,910	1,910	Completed 2014; cap improvement
	1503	Bldg B Hallways & Stairs-Carpet,Tile, Bbbrd	8	4	16,973	3,395	3,395	3,395	3,395	3,395	Completed 2014; cap improvement
	1601	Interior lights - replace	16	12	3,500	269	269	269	269	269	Completed 2014; cap improvement
	1602	Exterior Building Lights-Replace	16	7	13,750	1,719	1,719	1,719	1,719	1,719	
	1604	Pole Light Fixtures	18	8	10,500	1,167	1,167	1,167	1,167	1,167	
	Total				916,691	233,484	227,702	101,223	79,417	68,996	
LIGHT FIXTURES											
*Useful Life											
**Remaining Useful Life											

Total replacements in 2019: \$8,900
Balance to Fund @ 20%: \$44,917
TOTAL \$53,817

Edelweiss Haus HOA
DRAFT 2019 BUDGET

***** UPDATE, REVISED 10/5/18 *****

PAGE 4

DRAFT BUDGET
Defer reserve exp.

Forecast	+50/month dues
\$ 313,877	\$ 340,701
\$ (60,349)	\$ (74,000)
\$ 27,000	\$ 27,000
\$ 22	\$ 25
\$ 4	\$ 5
\$ 15,000	\$ 15,000
\$ 6,660	\$ 6,720
\$ -	\$ -
\$ 5,102	\$ 5,000
\$ 150	\$ 120
\$ 307,465	\$ 320,571

Income	Forecast
4000 Monthly Association Dues	\$ 313,877
4001 Reserve Fund Contribution	\$ (60,349)
4005 Special Assessment	\$ 27,000
4006 Finance Charge Income	\$ 22
4007 Interest Income/Savings	\$ 4
4010 Rental Income/Condominium #200	\$ 15,000
4012 Rental Income/Storage	\$ 6,660
4013 Rental Income/Meeting Room	\$ -
4014 Laundry Machine Income	\$ 5,102
4400 Miscellaneous Income	\$ 150
Total Income	\$ 307,465

Expense

5000 Management Fee	\$ 46,152
5005 Building Maintenance and Repairs	\$ 33,134
5007 Deck Railings	\$ -
5008 Window rebate - owners	\$ -
5010 Boiler Maintenance and Repairs	\$ 10,809
5015 Snow Removal	\$ 9,654
5020 Landscaping	\$ 10,025
5025 Pool/Spa Maintenance	\$ 27,371
5030 Office Expense	\$ 1,151
5041 Security	\$ 100
5042 Fire Sprinkler	\$ 3,944
5045 Natural Gas	\$ 34,952
5050 Electricity	\$ 24,655
5055 Water	\$ 28,869
5060 Trash/Recycling	\$ 2,651
5065 Sewer	\$ 20,465
5070 Cable	\$ 16,272
5075 Telephone	\$ 2,330
5076 Internet	\$ 7,455
5080 Laundry Machine Expense	\$ 500
5085 Board Of Directors/Reimbursement	\$ 2,000
5090 Insurance	\$ 14,409
5113 Meeting Room Expense	\$ 1,484
6000 Legal/Professional Fees	\$ 2,850
6010 Property Taxes	\$ 4,125
6020 State Taxes	\$ 100
6025 Condominium 200 Expense	\$ 1,841
6030 Depreciation	\$ 9,595
6040 Miscellaneous Expense	\$ 223
Total Operating Expense	\$ 317,096
Net Operating Income	\$ (9,631)

\$ 46,152	Contract \$1846/mo
\$ 37,600	Lighting, common windows BBQ, hail carpets, repi galas/locks, deck rails, repant endo drs
\$ 1,800	Annual touchup deck railings
\$ 10,000	Incentive to replace old windows/siders
\$ 9,500	Annual inspection, quarterly pm, repairs
\$ 6,000	Diveaway/sidewalks removal & salt + \$2000 roof & hauling
\$ 27,500	Washing/cleanup, sprinkler/maintenance, \$400 Xmas lights
\$ 1,200	Contract \$1200/mo, Chemicals \$3K, Inspection/Repairs \$6K, Extra clin \$3K
\$ 100	Printing (checks, parking passes), conference calls, PO box rental
\$ 4,000	Security camera maintenance
\$ 35,651	Jan inspection \$1600, Monitor \$60/month, Repair/respond alarms
\$ 24,655	Questar 2018 forecast + 2%
\$ 28,869	BMP 2018 forecast, no change
\$ 2,651	PCMC 2018 forecast, no change
\$ 20,465	Annual fee \$1152/bk \$1620, \$27/mcycle pickup, 6/mo peak, 4x non peak
\$ 16,810	SBWRC: \$1679/mo, decrease in July 2018
\$ 2,330	Comcast \$1360/mo + 250 repairs
\$ 7,455	Comcast + Blue Rim + Centlink \$550/month + \$1000 repairs
\$ 500	Washer/dryer repairs, coin collection
\$ 2,000	\$400/year per trustee
\$ 15,257	\$1251/mo, 4% increase Aug renewal
\$ 500	Tax prep \$850, Bed Bug Inspection \$2K, Legal \$1000
\$ 3,850	Mgmt commission + repairs
\$ 4,125	NON-CASH EXPENSE
\$ 100	HOA corp renewal
\$ 2,000	
\$ 9,595	
\$ 250	
\$ 320,245	
\$ 326	

Other Income/Expenses

Other Income	
10000 Reserve Fund Contribution-Checking	\$ 60,349
10007 Reserve Fund Interest Earned	\$ 41
Total Other Income	\$ 60,390
Other Expenses	
11000 Reserve Fund Expenses	\$ 77,014
Net Other Income	\$ (16,625)
Total Net Income	\$ (26,256)
ENDING RESERVE BALANCE	\$ 73,244

\$ 74,000	
\$ 40	
\$ 74,040	
\$ 8,900	Sealcoat Woodside parking, replace pool pump, sauna heaters
\$ 65,140	
\$ 65,466	
\$ 138,710	