



2021 ANNUAL MEETING MINUTES
Friday, November 12, 2021, 3:00 pm (MT)
Silver King

- I. CALL MEETING TO ORDER 3:00pm by Larry Dicus
- II. ESTABLISH QUORUM

Board Members

Larry Dicus A303
Lee Schaeffer A 304
Kathy Wiliamse D305

Homeowners

Jeff McCluskey E206
Julie Sevenich C101
Nicole Rushin E304
Tim Early C301
Ramiro & Diana De Cardenas D108
Michael Hewitt & Amy Bodek D101
Matt Sullivan A307
Sharlynn Walker B203
Amanda Wissler B103
Darrin Purcell B304
Kirk Sisson B205
Karin Altonaga B302
Susan Cordone B107
Susan Adams C107
Derek Kramer A301
Lorraine Combs A106
Mark Fisette A103
Marzia Pasquli D301
Kathryn Gregory B308
Betsy Procino B102
Charles Burgis A104
4355132988 ?

Vance Wingfield B105
Carl and Cindy Baxter D303
Harlow Holdings B104
Sphie Karp A207
Robert Jarvis B101
Gabriel Roth D104
Heberto Popova D203
Catherine Altman D204
Albert & Consuelo Rivera E107
Lois Covington E201
Mark Fancy E301
Charles & Nicole Rushin E304
Jeremy Martinez E305

Proxy

Brian Saul A201
Steve & Linda Kelley A202
Donna Long A203
James LaChapelle A302
Nancy Aboff A305
Jeffrey Schwartz A308
Kirk Sisson B205
William & Deborah Broome B206
Tony Freeman B 305
Rocco Cifrese B307
Stephen Spontak C103
Bill & April Wilsey C207
Robert Doman C307

Mark Steward D304
Karline Grief D307
Tina Heitkamp E105

ASHM

Carissa Nosack
Mike Williams
Garrick Malin
Amy Short
Jim Simmons

Guest Presenters

Michael Laskey Consultant
Jack Purdue J2
Ryan P J2

III. ADDITIONS TO AGENDA- None

IV. OLD BUSINESS

A. Approval of 2020 Annual Meeting Minutes

- i. Lee Motion to approve, Kathy seconded, all approved.

B. Maintenance Report

i. Decking update

1. Email Ratification to repair the 5 decks that we decommissioned. Price per deck includes wood decking is \$3,300. Also, to repair the decks that are rated 3-5 for safety, total cost \$22,800.

ii. **Completed**

1. Routine and Preventative Maintenance (see attachment)
2. Installation of clean outs in garages for all drain pipes, with jetting to the street
3. Installation of new Pressure Regulating Valves on water mains in all buildings
4. Oversight and management of water supply lines and ball valve upgrades in every unit
5. 20-year sprinkler head testing for all buildings to meet Fire Code
6. Deficiencies repaired and reported to meet Park City Fire Dept. annual inspection
7. Coordinated with Sky Satellite to replace/upgrade all receivers to HD
8. Windows washed
9. Garages power washed
10. Irrigation main stop and waste to be replaced to Summit Water specifications

iii. **In Progress**

1. Fiber Optic cable internet installation
2. Deck stacks repair

3. Exterior design and bid documents
- iv. Transportation Schedule
 1. [Home - High Valley Transit, Serving Utah's Wasatch Back](#)
 - a. Similar to Uber
 - b. They have the ability to carry skis and bikes
 - c. No longer the bus line right outside of Crestview.
 - d. Make sure to update any renters of this change

C. J2 Presentation

- i. Presentation on portal as well as mailed to homeowners
- ii. Competitive bid process will bid the whole project for bid comparison making sure they are bidding apples to apples.
- iii. Questions
 1. Replacing windows or just the seals around the windows?
 - a. Recommend replacing the windows.
 2. Does it make sense to add a split system AC unit during this process? Air quality issues as well.
 - a. Yes- this is the time to do it. Definitely worth looking into and doing some investigative work. Homeowners would need to pay for it.
 3. Roof designs with the flat roof, are there plans to add a pitch to them?
 - a. The membrane roofs are not in the plans currently. But we can add them into the discussion
 4. Replacing the decks and stacks, are there more durable options? Such as steel?
 - a. The soil is the condition, not so much the wood. The plan is to stick with the wood. Fixing the settlement issue is the key right now.
 5. Canopy decks or drainage system on decks. Is the water causing the damage?
 - a. To do it right it's extremely costly. It is maintenance cost, it is a space for animal nests to be created. If the HOA would like to do that, they should pick a system and use a well thought out system.
 - b. The damage not really from water damage it is from the soil not being compacted well.
- iv. The Board is looking to create a construction committee to help with this process. If you have construction or engineering experience to help the Board please send your experience to admin@allseasonshoa.com .

V. NEW BUSINESS

- A. Loan Presentation - Michael Laskey

- i. Presentation sent to homeowners and posted on the portal.
- B. Financial Report/2022 Budget
 - i. Deficit year to date \$8,110 with a positive variance of \$4,953
 - ii. Revenue Earned \$885,764 with a positive variance of \$8,135
 - 1. Reinvestment fees: this has a positive variance of \$6,323
 - iii. Expenses total \$893,874 with a negative variance of \$3,182
 - iv. Six owner accounts with 91+ days past due totaling \$10,728. Two accounts are in collections. One account has been paid in full and the other account has a plan to be paid in full, which will be reported in October.
 - v. 2021 Beginning Capital Balance: \$36,778
 - vi. Year to date planned and unplanned capital expense total \$68,659
 - vii. Significant Remaining 2021 Capital Budget projects \$22,800 (Decks)
 - viii. Budget overview 2022
 - 1. General and administration expenses increasing by 3%
 - 2. Housekeeping expenses increasing by 7%
 - 3. Repairs and Maintenance increasing by 2%
 - 4. Utilities increasing by 11%
 - a. Internet forecasted to increase ~ \$14 per owner
 - 5. Reserve increasing by 25%
 - 6. Resulting in dues increase of 9.5%
 - 7.
 - ix. Motion to approve the budget by Lee, second by Larry, approved by all.
 - x. If there is any excess to put it in the reserves motion by Larry, Second by Lee. Approved by all
- C. Board of Directors Election
 - i. Larry is running again and would like to see the project through.
 - 1. Passion to continue this project. We have seen the good and the not so good throughout the years. We have an opportunity to up our game. We can work together to put this project behind us and view our property with a great deal of pride.
 - ii. Nancy Aboff is a new owner who would like to join. She was not available to discuss further.

Questions

1. Do we need cable/direct tv still? With all the streaming apps can we eliminate this cost to the HOA? Time limits today did not allow for further discussion. Will follow up with this homeowner.

VI. ADJOURNMENT 5:05pm