



CRESTVIEW BI-ANNUAL BOARD MEETING AGENDA  
September, 30, 2021 at 11:00 am MT  
Summit County Library, Kimball Jct. Branch, Rm. 133

Conference Call-In Information:  
605-468-8773 & access code 7396324#  
Apologies the conference call was not clear and easily to hear

- I. **Call Meeting to Order Larry Dicus called to order 11:05am**
- II. **Establishment of Quorum**  
Susan Cordone & Sandra Heppenstall B107, Kathy Williamse D305,  
Vance & Tommie Wingfield B105, Larry Dicus A303, Lorraine Combs A106, Karen Stauss  
A108, Stephen Spontak C103, David Krancer C102, Catherine Altman D204, Lee Schaeffer  
A304, Jamie Altonaga B302, Darrin Purcell B304, Nancy Aboff A305, Mark Fisetta A103  
ASHM Mike Williams, Carissa Nosack, Garrick Malin, Amy Short
- III. **Additions to the Agenda**
  - Governance: Irrigation Line
- IV. **Meeting Minutes Approval**
  - Motion to approve September 2020 By Kathy Second by Lee, motion passes
- V. **Old Business**
  - Balcony Stack/J2 Report
    - i. The structural issues on many decks have been investigated and reviewed by J2. Those that have structural issues have been closed off due to snow load, and furniture. 3 stacks, and 5 units in total have been completely blocked off.
    - ii. A geotechnical report has been generated for buildings C and D for J2
    - iii. J2 are independent consultants to help the board, create an analysis, interview contractors and make sure the project is done to code.
    - iv. We understand and appreciate the revenue lost this is causing homeowners that this is affecting. We are moving as quickly as we can. We want to make sure we do this project the right way from the beginning.
    - v. We will look at options as far as one building at a time, or do the whole complex, or do pieces of the building at a time.
    - vi. One option is to get a loan and do all the work that is needed for the community.
    - vii. The engineers identified these 5 decks that are closed as a life safety. So it is a building maintenance issue, not an insurance claim. It is not a lack of maintenance, it is material caused issue. That is why we did the Geotech report and that report took a long time to generate to make sure we had all

the answers we needed. The floor joist, railing attachments multiple aspects are causing these decks to be a life safety issue.

- viii. At the time of the build of the building they were rushed to be completed for the Olympics. Building C and D you can see more and more reports of these rushed jobs. There are no deep pockets we can go after to get resolutions. We own the buildings so we are now responsible for the maintenance. Even with the required disclosure needed to potential sales, sales are still happening.

## **VI. New Business**

- Internet upgrades
  - i. The Board has pursued upgrading to fiber optics.
  - ii. We are in the process of working with CenturyLink engineers to get the lines rerun through the conduits.
  - iii. The speed will go from 30 to 200
  - iv. The price will go up about \$14.00 for a significant increase of speed.
  - v. Your internet router boxes will change, when we have that information we will update you with the exchange information.

## **VII. Maintenance Report**

- Completed
  - i. Routine and Preventative Maintenance (see attachment)
  - ii. Installation of clean outs in garages for all drain pipes, with jetting to the street
  - iii. Installation of new Pressure Regulating Valves on water mains in all buildings
  - iv. Oversight and management of water supply lines and ball valve upgrades in every unit
  - v. 20-year sprinkler head testing for all buildings to meet Fire Code
  - vi. Deficiencies repaired and reported to meet Park City Fire Dept. annual inspection
  - vii. Coordinated with Sky Satellite to replace/upgrade all receivers to HD
  - viii. Windows washed
  - ix. Garages power washed
- In Progress
  - i. Fiber Optic cable internet installation
  - ii. Deck stacks design and replacement report
  - iii. Exterior waterproofing issues
  - iv. Irrigation main stop and waste to be replaced to Summit Water specifications
- Deck report from Mike's observation to get J2 started and give homeowners context
  - i. 1 being best 5 being worst
  - ii. Some are pulling away from the building and settling
  - iii. 5 individual units have been boarded off and are life safety issues
  - iv. Please don't use this attached report as anything official.
  - v. Those listed a number 4 could be closed but don't jump to that conclusion.
  - vi. This report is for perspective and understanding only
  - vii. Those decks that have been closed J2 did close them

- viii. They buildings were built in sequence D & E were the last two
- ix. Can we do a temporary fix to allow those closed decks reopened? Without wasting money? Plexi glass instead of plywood?
  1. Right now, it is very hard to get contractors to get the bids
  2. Materials are also more expensive
- Exterior issues report
  - i. The report in the packet is to help see the community as a whole so even if you have not been having exterior issues in your unit/building you can see what is happening in the community.
  - ii. We can do targeted repairs, or do it as a whole, and benefit from the cost saving benefits from doing the whole project.
  - iii. Economy of scale to do the community as a whole.
  - iv. A&B don't look as bad as C&D, this report is helpful to evaluate the buildings
- Homeowner Resources (Portal & HOA Dashboard) [Sign in - Resident Center \(managebuilding.com\)](#) Select "Create Request"

#### **VIII. Financial Update**

- Budget- to- Actual Variance Report
  - i. Year to date Deficit of \$6,320 with a positive variance of \$9,025
  - ii. Revenue earned of \$818,260 with a positive variance of \$4811
  - iii. Expenses total \$824,579 with a positive variance of \$4,213
  - iv. 2021 Beginning Capital Balance \$36,776
    1. After this report was generated, two additional invoices came in and need to be applied to this total
  - v. Year to date planned and unplanned capital expenses total \$61,710
  - vi. No significant remaining 2021 Capital Budget Projects
- Reinvestment Fees
  - i. \$3,173 from one sale of a unit so far this year

#### **IX. Governance**

- 3 bids on the irrigation that needs to be done
- Mike was able to negotiate to match the other bids to go with a contractor ASHM has used before and has a good working relationship with.
- Motion to move forward with Dailey by Lee, second by Kathy, motion passes.

#### **X. Park City, Summit County**

- Economic Outlook, bus service, etc.
  - i. Liberty peak there is development on both sides of the road there may be new zoning.
  - ii. The bus services have changed make sure to down load the app, High Valley Transit similar to uber. No longer a bus stop at Crestview
    1. [Home - High Valley Transit, Serving Utah's Wasatch Back](#)
- News on development of parcel behind Crestview
  - i. The road behind Crestview has failed

#### **XI. Annual Meeting**

- Open Board positions

- One position open. Larry the Board President's position is up. He is planning to run again he has owned the property for 20 years and would like to see the deck project through. He has years of property history that is valuable for the board. If anyone else would like to run please send Bios to Amy at [admin@allseasonshoa.com](mailto:admin@allseasonshoa.com)
- Friday, November 12, 2021 at 3 pm, located at the Silver King Hotel
  - There will be a presentation on a loan option in regards to a special assessment with how many projects are needed.
  - Bank loans the Association the money based off the HOA's ability to collect the dues. Then the Association is able to repay the loan. And allows homeowners better options to pay
  - This allows the contractors the get better pricing and economy of scale

## **XII. Open Forum**

- Has the HOA considered nature scaping instead of irrigation? That is something to look into and consider the pros and cons.
- Request a preliminary meeting with J2 before Nov 12
- Insurance changed a year ago. What was their evaluation? It was in relation to water and sewer. We addressed their concerns their concerns regarding the water and sewer. We only changed companies because our broker found a cheaper rate.
- When the internet changes will the SSID change? We do not know yet but we will ask the engineers and find out for you.
- Kathy is on the Board and she lives on site and has been a real value to the board to update everyone on what is going on.

## **XIII. Meeting Adjourned 12:45pm**