

Edelweiss Haus

Annual Meeting Minutes

October 7, 2022, 3:00 PM MST

Location: Silver King Resort, Silver Room
1485 Empire Ave. Park City, UT 84060 and Via Zoom

Board Member Attendees: Ellen Carpenter, Chris Faris, Greg Guster, Hilary Williams, Patricia Spross.

All Seasons attendees: Jim Simmons, Nicole Chastain, Mike Howe, Mario Salazar

Owner attendees in person and via Zoom(as accurately as we could identify on zoom):

Susan and Jon Norgren, Carl Silverman, Greg Hagerman, Dave Cushing, Jeff Shabel, Carl Paulson, Gemma Leonard, Shannon Bartch, Patrick Johnson, Steve Kotsenburg, Chris ??, Manny Tehrani, Brad Carpenter

Quorum established

Approval of 2021 Annual Meeting Minutes: Motioned, Seconded and Approved/Ratified as presented.

Old Business:

Mario working with vendors to:

- Replace parking stops and restriped parking area
- Removed Satellite Dishes
- Replaced Water Spickets
- Landscape improvements: Worked with arborists, addressed irrigation for better watering of the trees, fertilization applied, and weeding done around the property.
- Preplaced concrete steps on C Building
- Repainted A&B building hallways and garage area
- Working on carpet and ice maker in B Building
- A&B Building lights changed out to LED lighting
- Ski Storage Room cleaned out and painted
- Planted flowers, added pots around the property. Will re-fresh in Spring
- Spa motor failed: repaired
- Empire parking area cleaned up
- Handrails: removed rust and repainted
- Water behind C building
 - Walkway had to be removed
 - Concrete was jackhammered (went down 5 to 8 ft in some areas)
 - Lots of unexpected problems once the wood stairs were taken out.

- Deer Valley Snowshoe Inn improved their drainage system so water diverts away from the C building.
- Holladay lights: Mario will turn on when Board directs
- Screens for windows: can get upgraded clips. Some screens are still good but just need the new clips
- (It was noted that unit 400 screen need to be looked at)
- Building A, at carpet transition – It was suggested that a “weather tech” type material be considered to be used.
- The owner of unit I in in C building said that the windows are loose. Mario will check whether this owner still has the old windows. (wners Based on a decision made some years ago, owners are responsible for the windows in their units. Owners paid the cost to replace the windows in A and B building due to a fire department safety mandate. Given the different style of windows in building C, those owners had the option to replace their windows at the time the B and C building windows were replaced. Some owners in building C opted not to do so.)
- Sale of Unit 200: Unit sold for approximately \$512,000.00. The complex tax implications were presented by Mike Howe of ASHM. The sale proceeds will go towards the Operating Fund for 2023. Monthly owner charges will go directly into the Reserve Fund. It was advised for all owners to supply their financial advisors with this information since it will possibly affect taxes and expenses for each condo. Mike Howe committed to deliver a letter to owners which explains the tax implications by mid-December of this year.

Financial Report:

- \$1500 better than budget so far this year. (Jan – Aug)
Revenue is up \$11,000 more than budgeted due to the HOA fees paid by the owner of Unit 200 as well as the transfer fees paid when a unit is sold. Accounts Receivable balance is \$18K, but no owners are delinquent.
- Mike Howe of ASHM provided a power point of the financials that will be provided on the portal for owners to review.
- 2023 will have a 22% increase in expenses
 - Audit costs of \$9,600.00
 - Insurance increases of 8 to 10%
 - Housekeeping increased by 2.83%
- **These increased costs will necessitate an 8% increase in Assessments for 2023**
- Motion to accept the 2023 Budget, including the recommended dues increase, was voted on and approved by a 3 to 2 vote of the Board.

New Business:

- Lobby Area: Discussion ensued of whether to use the space or to sell that area too. A straw pole was taken, and there was an approximately 50-50 split of owners in attendance to either convert the area to a social room or to sell it. It was noted that the sale of the lobby would require more parking spaces, which we don't currently have. A decision was reached to refurbish the lobby so that it can be used by owners and guests to

socialize. It will involve minimal work, i.e. repainting, cleaning, building of a wall to lock off the surveillance camera system and the hard drive.

- **Animal Policy:** The building will remain a “no-pet” building. However, to comply with the law on permissibility of service animals and emotional support animals, owners will need to provide the legal paperwork which will be on the portal for owners to download and submit to All Seasons. Though there are still circumstances that may be complications for short-term rentals the Board affirmed its resolve to abide by ADA Federal and State laws where required. More clarification of protocol may be needed from our legal counsel. There are fines in place for those who violate the HOA Governing Documents.
- **Internet Service:** Hard to get cabling to all three buildings. Comcast is looking into a system that may work for the entire complex. CenturyLink is also an option. In any event, we have been told that there is no “quick fix” given the EH configuration of 3 buildings. However, some owners stated that they have purchased a modum and router that can be plugged into the existing wire, and it improves the internet speed. This would have to be done on an individual basis.
- **Window height code:** The city code requirements are to have a furniture (sofa was used as an example) or metal bars to prevent falls from a window that is less that 2ft from the floor and 6ft from the ground on the exterior of the window. (think 2nd and 3rd floors).
- **Towing:** Park City towing will tow vehicles without permits. Owners are encouraged to contact All Seasons for parking passes as needed. Owners cannot call the tow company for a common area tow. Please call All Seasons and a representative will call the tow company. If you rent your unit, you will need a separate pass for guests.
- **Security to prevent pool parties:** All Seasons is looking into an affordable way to have a rotation of staff at other properties “spot check” our pool. They may also get bids from other security companies to patrol the area (Peak Patrol). If there are any parties after 10 PM owners should call the police due to a noise ordinance violation. One camera has a view to the pool and spa area.

Board Election:

One position open from Chris Faris not re-running. Steve Kotsenburg was the only owner to submit his name for the position. It was motioned that Steve be voted into the open position. The motion was seconded and approved by the vote of the members. All other Board Members were voted back in by Acclamation.

Q&A from owners:

- The Reserve Study shows carpet replacement scheduled for 2026, can that date be moved up?
 - Yes, the Board is not tied to the exact schedule of the reserve study.
- What is the cleaning service schedule?
 - 2 times a week for 2 hours.
- **Laundry Room:** Is it possible to get stacking units.
 - Research was done that the income to the HOA is \$4,000 per year but to plumb and do the electrical for the room would be approx. \$35,000.
- How do other HOA’s monitor common areas?

- Key fobs, patrol services, cameras.

Next Annual Meeting is set for October 6, 2023. Time: TBD.

Motion to adjourn the meeting was seconded and approved.