

SILVER KING HOMEOWNER'S ASSOCIATION

ANNUAL MEETING

SATURDAY, DECEMBER 5, 2015

9:00 A.M.

In Attendance

HOA Members

Mike Ciferri - HOA President, Mike Kvietkus - Vice President & Tracy Kvietkus,
Doug Haigh - Treasurer/Secretary 403,
Michael & Suzanne Larkin - 219, Gregory Koch - 305
Noah & Marie Ramirez - 307, Teri Rio - 311, Jeff Coe - 317
Kevin & Andrea Haas - 318, Mike Hagan - 404, Mike Barber - 509
Debra Hickey - 513, Susan & Howard Locker - 201, Gary Mather - 308,
Don Winson - 408, Andie Luce - 410, Bob Lettman - 512

Via Conference Call

Roger Peirce - 301, Diana DeLeon - 315, John Burkett - 220, Marjie Bessel - 214

ASRL Staff

Alan Finnegan - ASRL President, Jim Simmons - HOA Manager, Ken Rabach -
HOA Accounting, Hal Smith - HOA Maintenance, Mark McGill - Director of
Owner Relations, Linda Lyles - Homeowner Liaison, DeAnn Huntington -
Housekeeping,

I. CALL MEETING TO ORDER

Meeting called to order at 9:01 A.M.

II. ESTABLISH QUORUM

Quorum was established at 60.40 %. 34.41% by proxy 25.99% by attendance.

III. ADDITIONS TO AGENDA

Real Estate Update Jeff Coe update under New Business.

IV. OLD BUSINESS

A. Approval of 2014 Annual Meeting Minutes

Suzanne Larkin motioned to approve. Doug Haigh seconded.
Minutes approved.

B. HOA Managers Update - Jim Simmons

Capital Improvements

- ASRL management agreement extended another 5 years until 2020.
- Special Assessment in 2015 that collected \$150,000 to increase Capital Reserve for projects.
- Common Hall Upgrades - Wallpaper removed and new texture placed on the walls. Improvement of lighting in the hallways. There have been some issues with the lighting and Hall Smith is working on a resolution with Wasatch Lighting.
- Ski Lockers would be \$450 per locker to replace. Discussion to repair existing lockers, carpet, tile, boot dryers has been put off until 2016. The walls have been painted and a resort map has been added.
- Front entry delayed because the funds went to the chiller compressor that failed at a cost of \$27,000 and had to be replaced. The front entry allocation when to the chiller compressor. Design for the new front entry has been delayed until spring 2016.
- Resort Update Jim - New Vail logos, \$50,000,000 in upgrades plus the connection of PCMR and Canyons Resort.
- Ski Passes - For many years Silver King has enjoyed VIP passes in exchange for parking spaces. Vail does not have transferable passes. Jim is still working with Vail to try to get passes. If a resolution isn't made by this week. We will put up barriers.
- Vail Improvements - Jim Simmons, Vail has no plans to develop the land adjacent to Silver King themselves. They will choose a developer to create a master plan to work closely with them to develop surrounding property.
- Mike Kvietkus - Park Record is a good source of information for the homeowners regarding upgrades and improvements in Park City and Vail Resort areas.
- Jim Simmons - Silver King homeowners should be notified of any development issues.

C. Maintenance Update

Hal Smith

- Replacements: Spa filters, water heater heat exchanger, garage door motor, voice mail system, copper line & valve replacement for water heater, recirculation pump, boiler low pressure valve replacement, hot tub boiler, drain snaking for drains, sidewalk repairs, window replacements, cast iron pipes breaking and wall repair.
- Upgrades – Christmas lights for entry, hallway improvements, rain gutters, heat tape. Punch pad keyless entry will be added to the 3rd floor entrance and post entrance.

V. NEW BUSINESS

- Mailboxes – Debra Hickey would like to have mailboxes added to the Silver King. She has contacted the USPS to look at the cost of installing mailboxes. Entry level for 20 boxes is \$900 including shipping.
- Diana DeLeon - Shouldn't a unit with a hot tube pay more in dues because of the cost of water and utilities?
- Debra Hickey- Suggests a homeowner email list so that they can communicate with each other.
- Debra Hickey- Cable system and wifi. Can the system be updated? Mike Ciferri – Individual units can be upgraded at the owners expense.
- Mike Ciferri – The board is exploring the options of what to do with the property next to the building. 3 options: sell the property, work with a developer to develop the property or develop the property ourselves.

A. 2016 HOA Budget

Doug Haigh – The job of the board is to make sure the HOA is financially stable. The Budget is divided in three areas: Planned Replacements, Planned Projects, Un-planned Expenditures. In 2015 we were at 42% of the suggested reserve with a target minimum funding of 50% of suggested reserve.

- No special assessment this year. \$150,000 assessment in 2015.
- \$264,0000 was the reserve before we started to spend money this year. We were under the expected projection.
- Planned projects: Hallway, ski lockers, front entry. Hallway completed with some work to do, ski lockers and front entry are differed until 2016.
- Unplanned expenditures were \$50,000 with the chiller

- compressor and other this due to the age of the building.
- We will end this year around 70% of the suggested reserve balance. We are fiscally strong at this time.

Mike Ciferri - There is always questions regarding expenses. We just try to cover that base with the reserve amount. 2015 is stronger because we deferred projects. Next year we intend to put another \$102,000 back into the reserve.

Ken Rabach - reserves were benefited in 2015 because of operating expenses were favorable to budget by \$11,000.

Jim - Operating Budget

- HOA Board expenses - Variance Page, the variance in ASRL rental program & meeting rooms, 2% is paid to the association for the use of the space in the building. Under the HOA Board expenses, an independent review of the books was done at a cost of \$1,074.
- \$1500 for exterior landscape.
- 2016 Budget - Potential for increase because gas use up 15%.
- Ken Rabach - bank service change will be changed. We are going to reduce the service charges with Wells Fargo by not paying the bank fees.
- Capital Budget - Analysis of Cash Flow, projected expenses for 2016
- Elevator - \$15,032 to improve the elevator cabs with new flooring and wall covering. Hal Smith - the cost is high because of the state requirements. You can't just have any contractor do the work. The materials have to be fire retardant.
- Hall improvements - Add a slate sheeting to the walls as a phase 2 to the hallway improvements.
- Capital expenses 2016 - Common area hallways can be improved by adding an additional material, slate sheeting.
- Ski lockers & locker room - remove rusted areas in locker and flooring. Add boot heaters.
- Mike Ciferri - Capital Reserve for 2016 is \$291,000 what we need \$419,000 is what we need from the reserve study for future projects. Because we have allocated the money doesn't mean that we spend it. Some projects get deferred. \$35,000 was allocated for unplanned

expenditures for 2016. \$30,000 is allocated for the hallway project.

- Jeff Coe - Real Estate update. 5 sales in 2014 & 5 in 2015. 15% increase in price in one year. Average days on market for Silver King was 46 days. Transactions are down 36% in Old Town because people are waiting to see what Vail is doing before putting their unit on the market. Sales are very localized. Sq. ft. price \$436 sq. ft. - \$460 sq. ft. listed on the market in the building. They were upgraded units.

B. Board of Directors Election

- No volunteers for the board seat. Doug agrees to remain on the board as Secretary/Treasurer

Jeff Coe made a motion to reappoint Doug as Board member, Greg Koch seconded. Approved unanimously.

VI. ADJOURNMENT

Suzanne Larkin motioned to adjourn, Bob Lettman seconded. Annual meeting was adjourned at 11:15A.M.

Rental Meeting will immediately follow the HOA Meeting