

**SHADOW RIDGE
BOARD CONFERENCE CALL
THURSDAY, AUGUST 17, 2017**

3:00 PM MST

Board Members in Attendance:

Tom Covas – President

Sean Railton – Treasurer

Jerry Weider

Gordon Kimpel

ASRL Staff in Attendance:

Jim Simmons – HOA Manager

Ken Rabach – HOA Accountant

Gary Gregg – Director of Park City Operations

Nicole Chastain – HOA Administrator

Homeowners in Attendance:

Ken Cook

Teresa Deak

Call Meeting to Order: Tom Covas called the meeting to order at 3:09 pm.

Old Business:

- City Report Update
 - City officials have reviewed several items and are very pleased. As long as the three remaining items are finished before ski season, they will provide a clean bill of health.
 - Deck
 - Units on this level will need decks with a railing around it
 - Current bid is \$15,300 to build 10 compliant decks with railings
 - Jim will get two more bids
 - Jim will confirm the details of the S&S bid and get it back to the board.
- Electrical Update
 - Only item from the city report is a/c disconnect that has to be added. This is queued up for completion.
 - Commercial sign on Empire Ave is heavily corroded. It is functioning at the moment but needs to be replaced. Will investigate the option of a digitized sign and the anticipated replacement time is when the rest of the common area exterior lighting is replaced.
- Lower Level Common Restrooms
 - Jim will share the ideas presented by designer Susan Monohan in the coming weeks with the board as they are in town.
 - Bids are coming in from contractors
- XO Communications will be offered around \$4k to settle.
- Parking Update
 - Gary recommends adding signage that notifies those who don't have a pass will be booted.

- The front desk is tracking car models/plates. Guests who come in after front desk hours, are left with a 24-hour pass which requires that they return to the front desk the next day.
- Owners need to notify the front desk who is residing in their unit so that ASRL knows who is permitted garage access.

New Business

- Financial Update
 - Capital Reserve cash available is currently \$430,000.
 - Roof replacement segregation of 105k

Annual Meeting Date: October 28, 2017

Miscellaneous

- Two dead trees on property that will be replaced.

Adjournment: The meeting was adjourned at 4:36 pm.