

**SHADOW RIDGE HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING
SHADOW RIDGE HOTEL – RIDGE ROOM
SATURDAY, OCTOBER 28, 2017
11:45 AM MDT**

BOARD MEMBERS IN ATTENDANCE

Gordon Kimpel- 405

Jerry Weider- 414

Tom Covas- 308

Sean Railton- 117

Tony Melaragno - 400

ASRL STAFF IN ATTENDANCE

Jim Simmons – HOA Manager

Ken Rabach – HOA Accountant

Gary Gregg – Director of Operations

Robbie Brimhall – HOA Maintenance Manager

Nicole Chastain – HOA Administrator

UNIT OWNERS IN ATTENDANCE

Teresa Deak 309

Ralph Stanislaw and Nancy Sherman 118

Paul Newman 206

CALL MEETING TO ORDER: Jerry Weider motioned to call the meeting to order at 12:28 PM; Sean Railton seconded the motion. The meeting was called to order.

ESTABLISH QUORUM: A quorum was established with all board members in attendance.

WELCOMING OF NEWLY-ELECTED BOARD MEMBER: Tony Melaragno was welcomed to the board of directors by Shadow Ridge President, Tom Covas. Tony Melaragno will serve a three-year term

ADDITIONS TO AGENDA

Building Security

Board Member Seats

OLD BUSINESS

Approval of August 17, 2017 Board Teleconference Meeting Minutes: Jerry Weider motioned to approve the minutes as presented; Gordon Kimpel seconded the motion. The minutes were approved unanimously.

Board Member Seats: Jerry Weider motioned to maintain the same board seats: Tom Covas as President; Jerry Weider as Vice President; Sean Railton as Treasurer; Gordon Kimpel as Secretary; and Tony Melaragno will serve as a board member; Gordon Kimpel seconded the motion. The motion carried unanimously.

City Report Update: With the exception of the completion of the deck/railing and the installation of on the hallway-facing side (exterior) or unit doors that are non-operable doors (permanently enclosed on a unit's interior side), all items on the city report have been completed.

Parking Update

- Sean Railton presented his perspective of the ongoing disagreement between the terms and termination of commercial unit owners receiving a credit on their dues statement in exchange for essentially leasing back their parking spaces (or rights) to the HOA.

- It is believed by HOA attorney Robert Rosing, as stated in the October 2016 board meeting for which Robert Rosing was present, that the board never had the right in the first place to extend this agreement to commercial unit owners.
- Gordon Kimpel requested that Sean Railton sit amongst the owners rather than at the board of directors' head table for this conversation. Sean Railton relocated to the unit owners' seating for the remainder of the conversation to represent himself as a unit owner rather than a board member.
- The board and the commercial unit owners involved in this previously existing agreement discussed this topic and length and ultimately concluded the conversation in disagreement.
- HOA Manager Jim Simmons proposed to the board that they confer with the Shadow Ridge HOA Attorney and illustrate to Robert Rosing what has occurred over the past five years and request that Robert Rosing present what he believes to be a fair and reasonable resolution for all parties. Upon presentation of Robert Rosing's recommendation, the board will decide to move forward, or not, with Robert's recommendation depending on whether or not it best represents the homeowners as a whole. If the board feels the recommendation is in the best interest of the homeowner, they will then present Robert's recommendations to the commercial unit owners and go from there.

Building Exterior Lighting

- Gregory Thomas with GTC was not satisfied with the chosen fixtures. He believes that retrofitting the existing fixtures is the best option. He will research fixtures for lower areas that would complement the existing fixtures.
- It was suggested by a number of board members that the globes on the outside of units be replaced with downward lighting fixtures, potentially on a time-sensor.
- It was noted that Silver King's large sign in the ground is grandfathered in by the city which is why Shadow Ridge is unable to have one similar in size and lighting. The city is much stricter on the availability of square footage for signs. Jim Simmons suggested that the board work with the city to identify what is allowed in terms of replacing signs or adding new signs to improve the signage for Shadow Ridge. It is also noted by board members that the mountain-facing side is a critical location for a sign. Jim Simmons will connect with the city to identify what the options are.

Other Capital Projects

- The projects that have been discussed and will continue to be discussed include: the front entry, the side entry/exit facing the First Time lift, the locker room, and the owner lounge. Tom Covas maintains the opinion that it is best for Shadow Ridge to defer these improvements until the surrounding areas development plans are finalized.
- Westside entry/exit
 - Jerry Weider suggests that the board begin the planning processes with engineers, city approval, etc. on the west-facing entry/exit and staircase which will also be the eventual general location of the locker room. This way, come April, the association is ready to move forward with improvements to this section of the building.
 - It is noted that this area needs to be more pronounced as an entrance to Shadow Ridge and encourage more owners/guests to utilize it as mountain access and entry to the property/locker room area
 - Sean Railton noted the importance of the ski locker that are installed being high-quality and built to last. Wintersteiger is well known for their locker/ski storage systems that include boot dryers, glove warmers, etc.
 - The possibility of an elevator/people mover was brainstormed to transport easier from the street level to the building entry level.

- Jim Simmons suggests an architect review the pros/cons and details involved in stairwell vs. elevator
- The board took a walk to this area to brainstorm preliminary ideas.

NEW BUSINESS

Building Security

- Gordon Kimpel presents to the board and owners in attendance the idea of the HOA adopting a policy against firearms in the building. Gordon Kimpel suggests that the HOA's legal team review and adopt a policy that is consistent with Utah law and how we want to empower our front desk team to manage this. Gordon presented the idea that guns brought in the building should be registered with the front desk. This way, if a fellow owner or guest crosses paths with an individual carrying guns and notifies the front desk, the front desk can confirm that the staffing and association are aware of the guns on the property.
- Gary Gregg presents his experiences with the challenges associated with trying to manage and control this.
- When Jim talks to Robert Rosing about other topics, he will include this topic for Robert's feedback.

2018 Operating and Capital Budget Approval

- Through the month of September 2017, the association is very close to budget. The variance is primarily attributed to the settlement with XO Communications.
- A preliminary 2018 budget and capital plan was presented to the board of directors.
- The 2018 operating budget that was presented proposes:
 - No increase in dues
 - 7% increase of commission from ASRL
 - Topline income is essentially flat
 - Overall expenses reducing from \$180,000 to \$173,000
 - Ken will look into tax liability reductions due to the plat amendment
- Tony Melaragno motioned to approve the 2018 operating budget as presented. Jerry Weider seconded the motion. The motion carried unanimously.
- The 2018 capital budget that was presented proposes:
 - \$275,000 budgeted for the front entry remodel. This project continues to be deferred pending the surrounding areas' development plans and can continue to be deferred as it has been for the past two years.
- Ken will float the following projects into the 2018 capital projects: north-side windows and doors, west-side entrance remodel, and ski locker/elevator.
- The 2018 capital budget will be revisited and approved by the board at a later date.

2018 MEETING DATES: This topic will be discussed at a later time.

ADJOURNMENT: Jerry Weider motioned to adjourn the meeting at 1:53 pm; Sean Railton seconded the motion. The meeting was adjourned with all in favor.